

FOR SALE

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**7 SWALE GROVE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8YT**

£145,000

7 SWALE GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8YT

A wonderful ground floor contemporary 527 sq.ft. apartment completed by the highly regarded Miller Homes in 2013 to a high specification with a generous level of accommodation which includes security access to the communal entrance door, spacious communal entry hallway with stairs rising to the first floor, a private entrance hall with an airing cupboard, a fantastic open plan living/dining kitchen, two double bedrooms and bathroom with a three piece suite including a shower over the bath.

There is an allocated parking space for Number 7 as well as additional guest parking.

THE PROPERTY IS BEING OFFERED WITH NO CHAIN TO ENSURE A SPEEDY COMPLETION FOR THE RIGHT BUYER.

The apartment also benefits from UPVC double glazing, electric heating and neutral decoration throughout. Overall this would be a perfect purchase for first-time buyers, single or professional couples and even buy to let investors requiring a modern low maintenance dwelling which is well placed for access to the wealth of local amenities.

Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.

Bingham is also on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub! For the current owners, the property is only a 15 minutes' walk of the Centre of the Town; Bingham Market Place with its extensive range of shops.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band

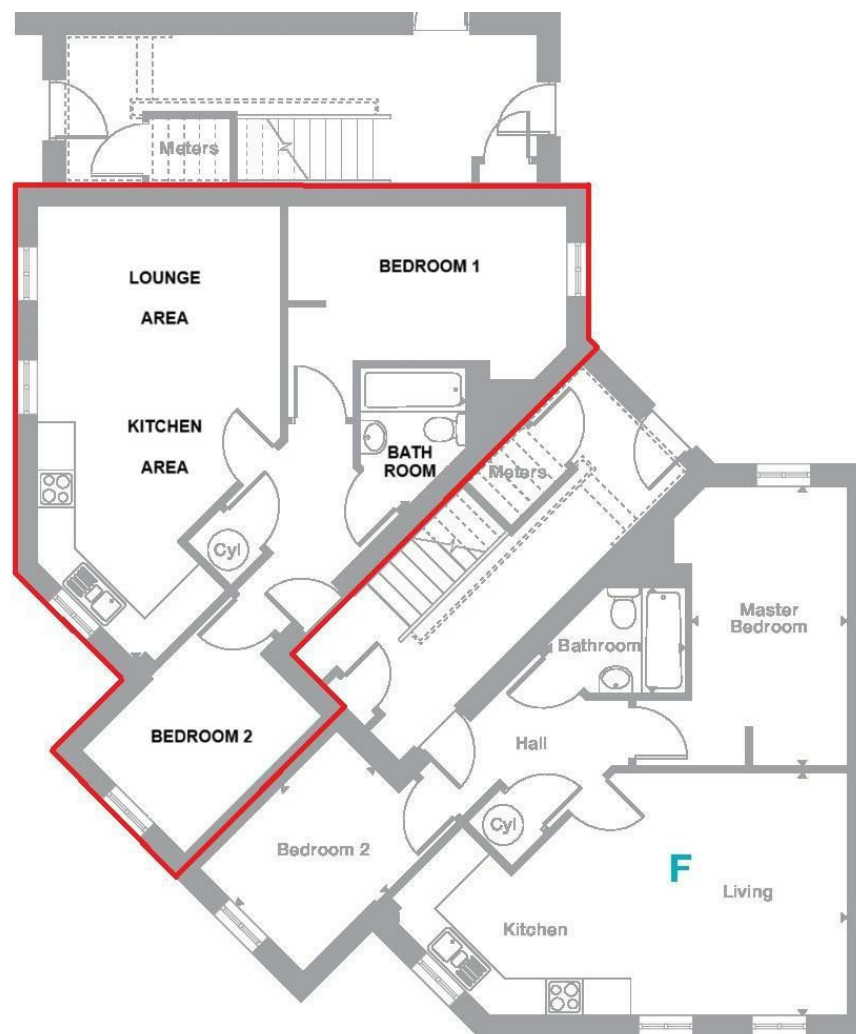
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APARTMENT 7 GROUND FLOOR

Leasehold Apartment - with a Lease for 125 years from 1st January 2013 and an annual service charge payable of approximately £1,846.15 or £153.85 per month. This covers the Building Insurance, the cleaning and lighting of all the communal areas, the gardening and maintenance of the landscaped areas, and the external cleaning of the windows. The ground rent is £175.00 annually (or £87.50 bi-annually).

DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. On the brow of the hill turn right into Mill Hill Road. Turn first left into Swale Grove and then turn first left again into the parking areas for the apartment block.

For Sat Nav use Post Code: NG13 8YT





Security entrance door on the ground floor gives access through into the communal stairwell where Number 7 can be accessed on the ground floor, shared with only one other property on this level, with its own private entrance door giving access through into the;

ENTRANCE HALLWAY

with a wall-mounted thermostat with security intercom, built-in airing cupboard which houses the pressurised hot water system.



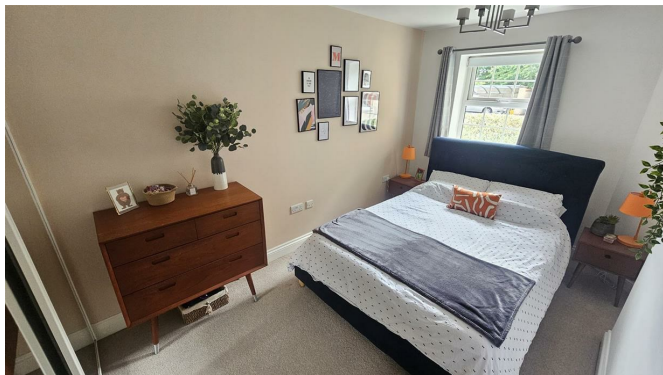


OPEN PLAN LIVING / DINING KITCHEN

24'3 x 12'8 (7.39m x 3.86m)

The room is split into two areas combining a living/dining space and is open plan to the kitchen which is fitted with a generous range of cream fronted contemporary wall, base and drawer units, brushed metal fittings, granite effect laminate work surface and splashbacks, inset stainless steel one and a third bowl, sink and drainer unit with chrome mixer tap.





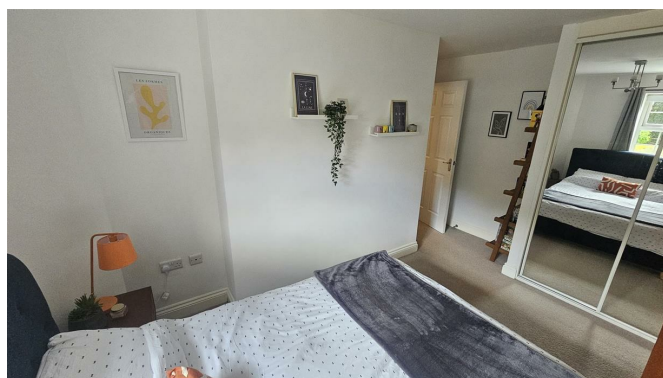
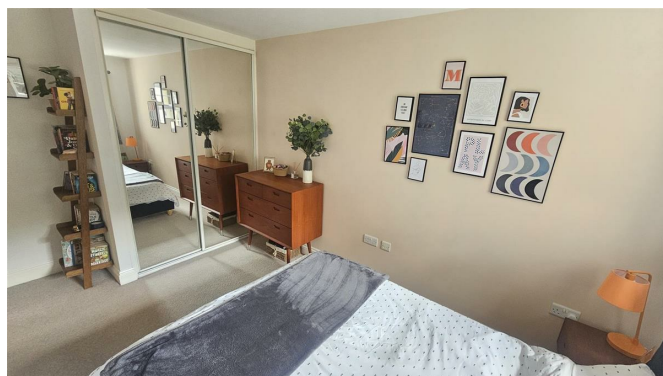
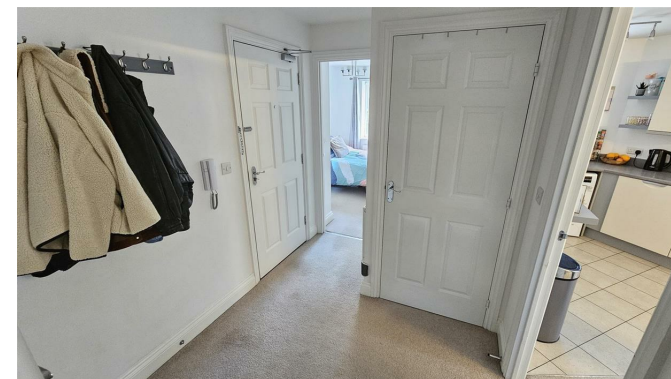
BEDROOM 1

15'9 x 11'2 (4.80m x 3.40m)

A pleasant double bedroom benefitting from a UPVC double glazed window, a central heating radiator and a mirror fronted double wardrobe with sliding doors.

BATHROOM

with a three piece contemporary white suite comprising of panelled bath with chrome mixer tap and pop-up waste, over-mounted chrome thermostatic shower mixer with independent handset over, glass shower screen, low flush W.C., pedestal wash basin with chrome mixer tap and pop-up waste, central heating radiator and an extractor fan.





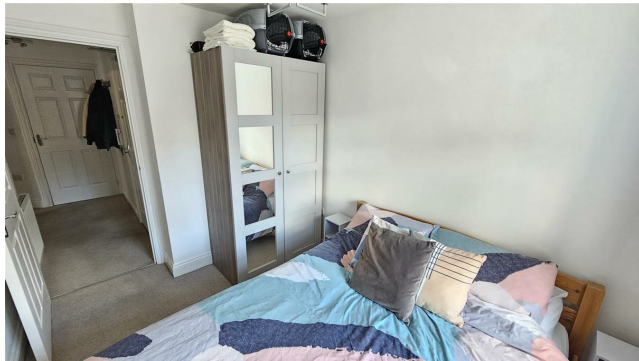
BEDROOM 2

10'0 x 8'0 (3.05m x 2.44m)

A pleasant bedroom benefitting from a UPVC double glazed window and a central heating radiator.

OUTSIDE

The property occupies a pleasant position in this highly regarded and well-served market town, occupying an ideal location for ease of access to local amenities. To the exterior of the property is a communal car park with an allocated parking space for Number 7 and further visitor spaces.





Steve Pritchett

Please contact us for a FREE discussion on our services

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