



**Milburn Grove, Bingham**  
Nottingham, Nottinghamshire, NG13 8SP





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**NG13 8SP**  
**£70,000**

Offered to the market is this Ground Floor Studio Apartment. Located down a peaceful cul-de-sac within the popular market town of Bingham with a good array of local amenities and transport links this ground floor property has recently undergone a re-decoration and modernisation program. No Upward Chain. Leasehold. EPC Rating - D. Council Tax Band - A.

**Entrance**

Wooden door into Bedroom / Living Room

**Bedroom / Living Room**

A light and bright room with two UPVC double glazed windows, television point, modern electric heating unit and access to the Dressing Room and Kitchen.

**Kitchen**

Fitted with a good range of base and wall mounted units with work surface over, inset sink and uPVC double glazed window.

**Dressing Area**

Sliding mirror door to wardrobe area and access to the Shower Room.



### Shower Room

Fitted with a modern three piece white suite comprising: W.C. and wash basin and shower cubicle with electric shower over.

### Outside

The grass area to the front of the apartment is owned by yourself and to the rear of the property there is a private off-road parking area for residents

### Agents Note

There is currently a 80 year lease. Ground rent is payable at £31 twice a year. Building insurance is payable at £177 once a year. Health and safety check is payable at £33 once a year. There is a charge to rent the property out

### Money Laundering Regulations

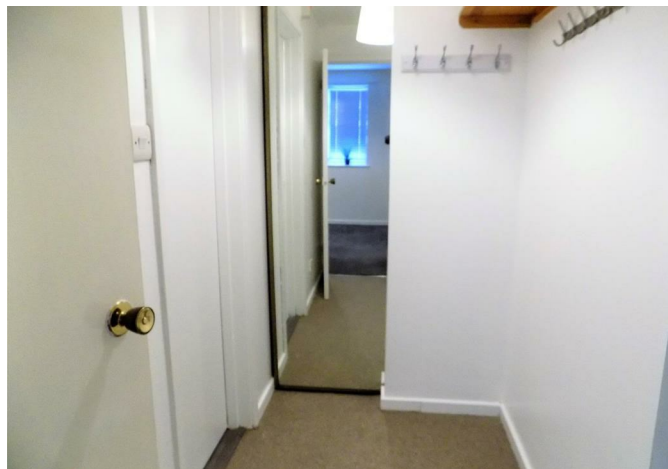
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today.

We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.



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

