



Carnarvon Close, Bingham
Nottingham, Nottinghamshire, NG13 8RR



**Carnarvon Close, Bingham
Nottingham, Nottinghamshire,
NG13 8RR
£115,000**

Offered to the market is this light and bright, second floor apartment. Located within the popular market town of Bingham, just a short walk away from the town centre and having accommodation comprising: Entrance hall, living room with door accessing the balcony with views over allotments, kitchen / diner, two bedrooms and family bathroom. The complex is accessed via a secure key fob system and has communal parking. EPC Rating - C. Council Tax Band - A. Leasehold with approximately 170 years remaining.

Complex

The complex is accessed via a secure key fob entry system where there are communal walk ways with a lift and stairs leading to the separate floors. there is also a car parking area.

Entrance Hall

Doors to the accommodation, storage cupboards and airing cupboard.



Living Room

13'8" x 10'4" (4.19 x 3.15)

A light and bright spacious reception room with double glazed window to the front elevation enjoying views over the allotments and double glazed door to the Balcony.

Kitchen Diner

16'4" x 8'3" (4.98 x 2.53)

Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, space and plumbing for washing machine, space for cooker, space for fridge freezer and double glazed window to the rear elevation.

Bedroom One

12'4" x 10'5" (3.76 x 3.18)

Double glazed window to the front elevation.

Bedroom Two

10'8" x 6'5" (3.27 x 1.98)

Double glazed window to the front elevation.

Family Bathroom

7'8" x 5'6" (2.36 x 1.68)

Fitted with a three piece suite comprising: W.C., wash basin and panel bath with shower over and double glazed window to the rear elevation.

Agents Note

This property has mains gas central heating, mains drains, water and electric. There is broadband in the area and mobile phone signal.

This property is leasehold with approximately 170 year remaining on the lease

There is a service charge and ground rent of £123 per month

Very low risk of surface water flooding, very low risk of flooding from rivers and the sea:

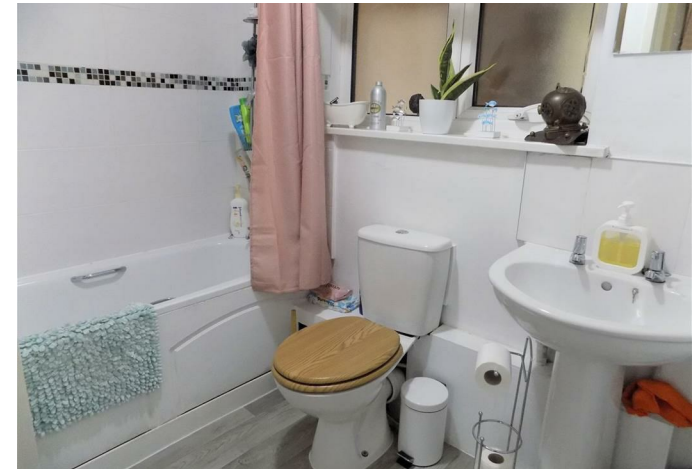
Money Laundering Regulations

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.

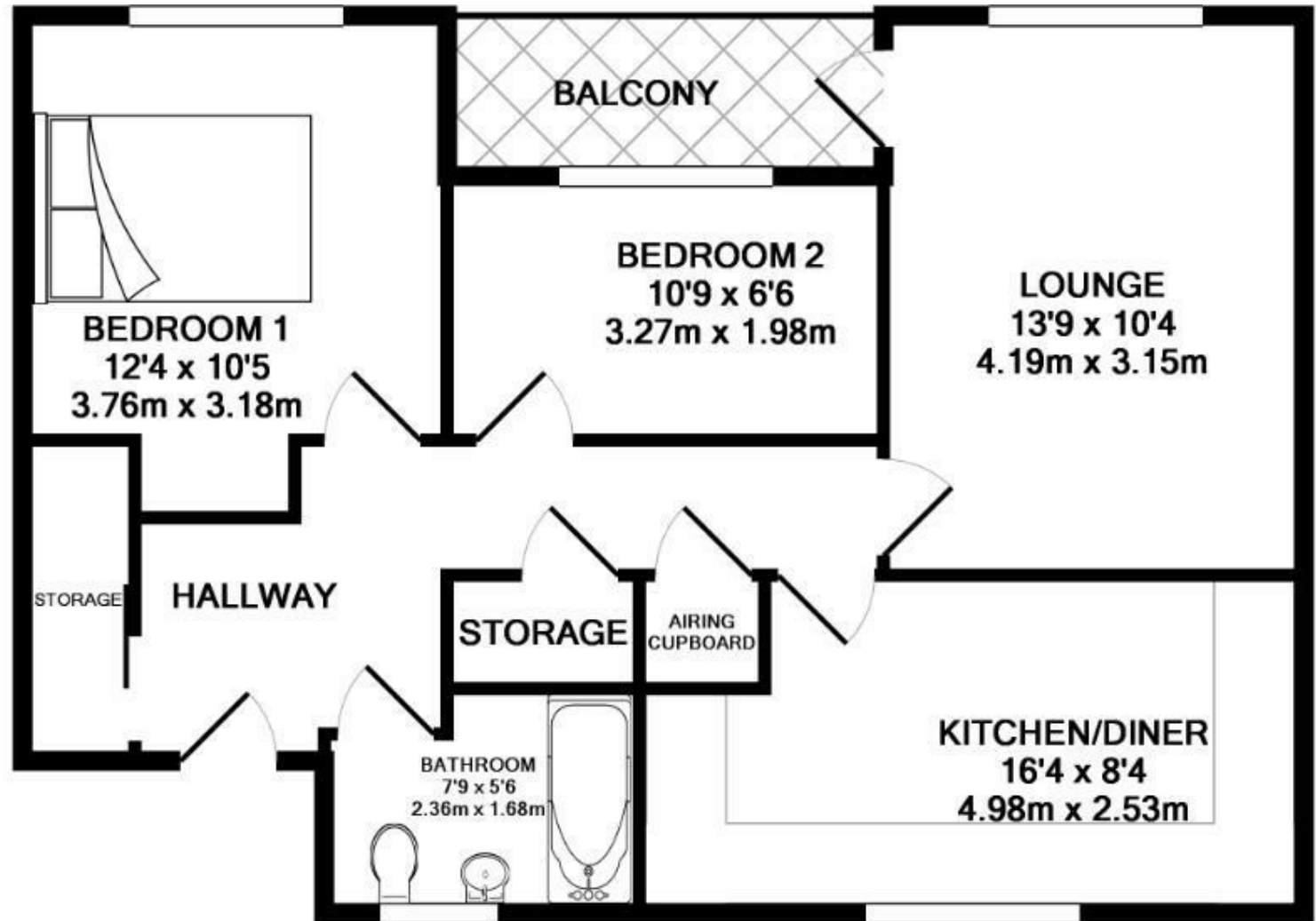
Note

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) 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		



TOTAL APPROX. FLOOR AREA 624 SQ.FT. (58.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2017

t: 01949839839

e: bingham@newtonfallowell.co.uk

www.newtonfallowell.co.uk