7 Swale Grove, Bingham, Nottinghamshire, NG13 8YT

No Chain £145,000

Tel: 01949 836678

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Ground Floor Apartment
- Spacious Open Plan Living Kitchen/Reception
- No Upward Chain
- Convenient Location
- 2 Bedrooms
- Contemporary Fixtures & Fittings
- Parking Space
- Viewing Highly Recommended

An excellent opportunity to purchase a ground floor apartment located within this contemporary development originally completed by Miller Homes in 2013. The property offers a good level of accommodation extending to approximately 550 sq.ft. and is easily accessible being located on the ground floor, opening the property up to those requiring single storey living.

The property is a light airy space with the main reception and kitchen area benefitting from a south to westerly aspect. The property also benefits from two double bedroom and a contemporary bathroom. The main living space is a generous open plan living/dining reception which opens out into a fitted contemporary kitchen with integrated appliances that provides a versatile space perfect for everyday living and entertaining. The accommodation all leads off a well proportioned central hallway with built in storage and security intercom for the main entrance door.

In addition the property benefits from UPVC double glazing, gas central heating and neutral decoration throughout and is being offered to the market with no upward chain.

As well as the internal accommodation the property occupies a convenient location within walking distance of the heart of the town with allocated an allocated parking space as well as additional visitor parking.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

BINGHAM

The market town of Bingham is well equipped with amenities including a range of shops, primary and secondary schools, doctors and dentists, leisure centre and railway station with links to Nottingham and Grantham. The town is conveniently located for commuting situated at the intersection of the A52 and A46 and with good road links to the A1 and M1.

A COMMUNAL ENTRANCE DOOR LEADS THROUGH INTO AN INITIAL SHARED ENTRANCE LOBBY AND, IN TURN, THE PRIVATE ENTRANCE DOOR OF THE PROPERTY. THIS IN TURN LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

10'4" max x 8' max (3.15m max x 2.44m max)
A well proportioned space that offers a good level of storage having large built in cupboard which also houses the electrical consumer unit, central ceiling light and point, wall mounted security intercom for the communal entrance door and, in turn, further doors leading to:

OPEN PLAN LIVING KITCHEN

23' max x 12'7" max (7.01m max x 3.84m max)
A well proportioned light and airy space which benefits from a south to westerly aspect and comprises an initial reception area open plan to a fitted contemporary kitchen. The reception area would be large enough to accommodate both a living and dining space having deep skirtings, two central heating radiators and two double glazed windows to the front. This area is open plan to a fitted kitchen with a generous level of gloss fronted wall, base and drawer units providing a good level of storage, having integral wine racks and shelving; laminate preparation surface with inset sink and drain unit with chrome mixer tap; integrated appliances including Zanussi four ring gas hob with single oven beneath; plumbing for washing machine with free standing Bosch washer dryer; further alcove housing a Siemens fridge freezer; wall mounted gas central heating boiler concealed behind a kitchen cupboard; deep skirtings, tile effect flooring and double glazed window to the south westerly side.

RETURNING TO THE INITIAL ENTRANCE HALL FURTHER DOORS LEAD TO:

BEDROOM 1

14'7" x 8' (4.45m x 2.44m)
Having an initial entrance lobby leading through into a double bedroom having built in wardrobes with sliding mirrored door fronts, deep skirtings and double glazed window to the rear.

BEDROOM 2

10' x 7'10" (3.05m x 2.39m)
Large enough to accommodate a double bed but would make a generous single, having free standing wardrobe, deep skirtings and double glazed window.

BATHROOM

7'7" max x 6'3" max (2.31m max x 1.91m max)
Having a modern three piece suite comprising panelled bath with chrome mixer tap, wall mounted shower mixer and handset over and glass screen, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs, central heating radiator and inset downlighters to the ceiling.

EXTERIOR

The apartment fronts Swale Grove with access to the rear via a courtyard area where there is a communal coved bike storage area and allocated parking belonging to the property.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band B

TENURE

Leasehold

ADDITIONAL NOTES

The Lease is 125 years from 1st January 2013.

We have been informed by the vendor that the current ground rent per annum is £175.00, (the seller has indicated this is not due to be reviewed until 2033) plus an additional service charge of approx £1,566.50 per annum.
There are associated fees payable to the management company when buying or selling the property.
We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

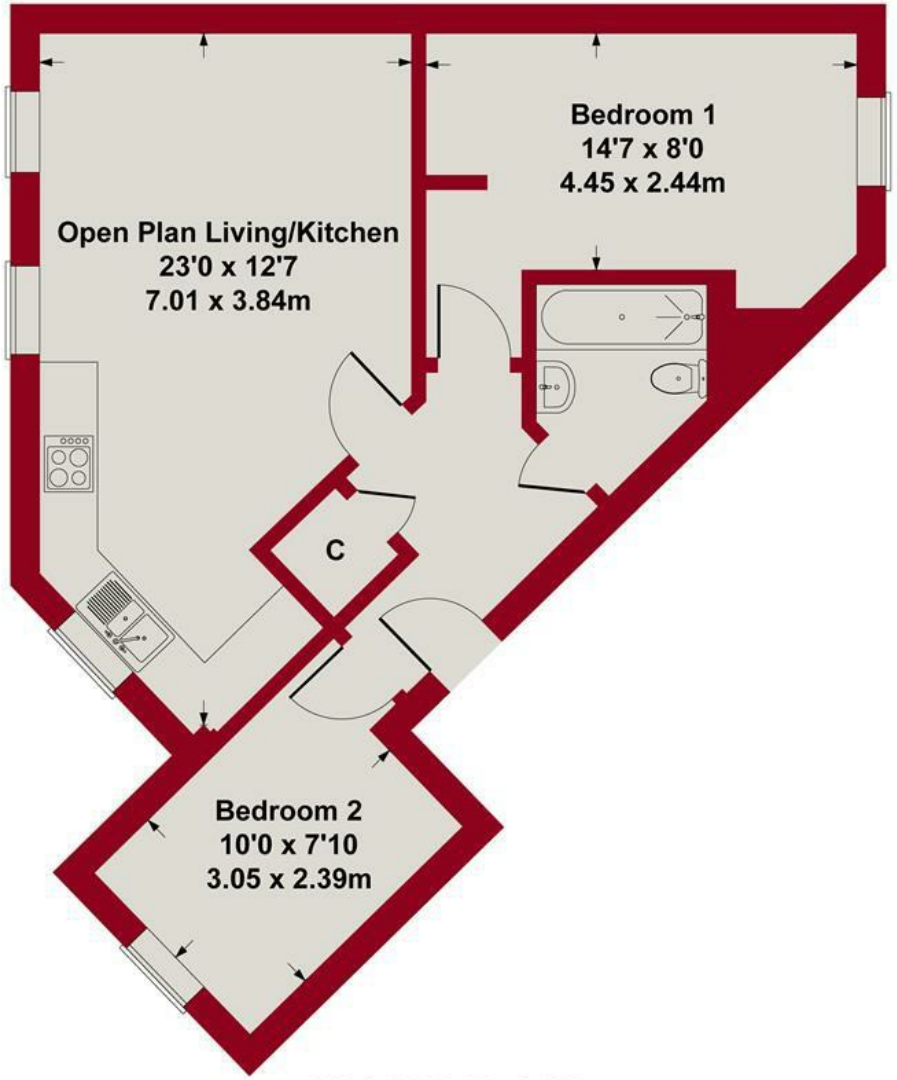
Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

Radon Gas:-
https://www.ukradon.org/information/ukmaps

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

RICHARD WATKINSON PARTNERS

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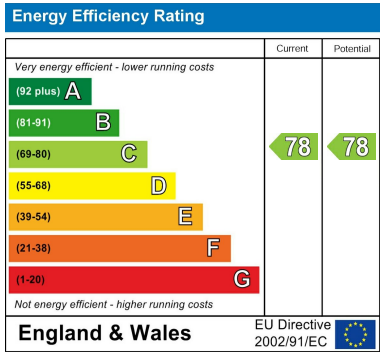

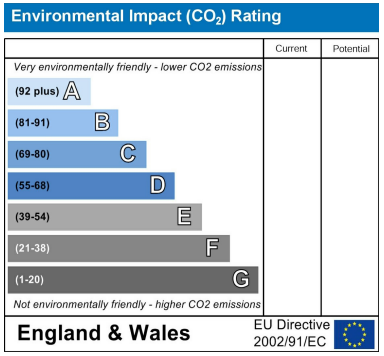

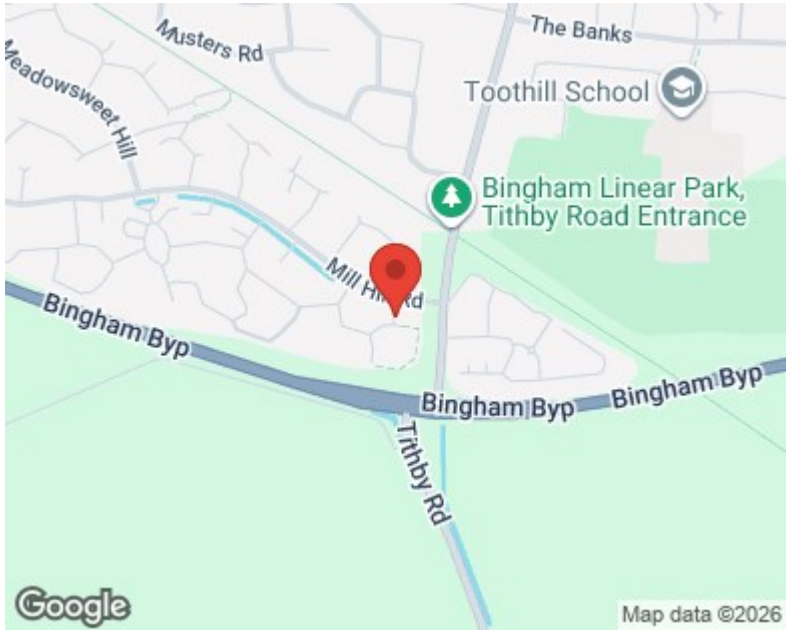

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678

RICS

The Property Ombudsman

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