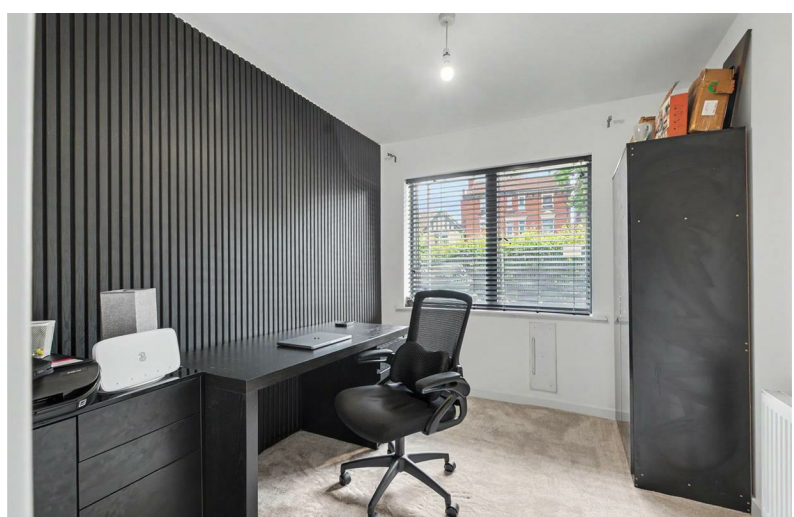
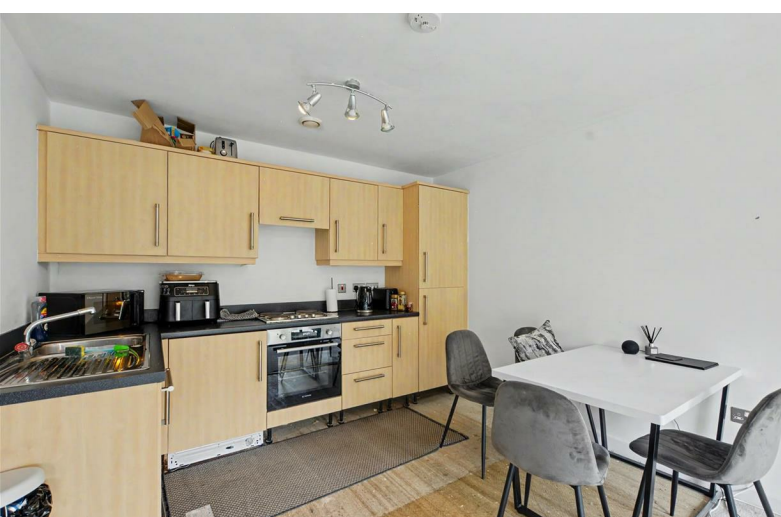
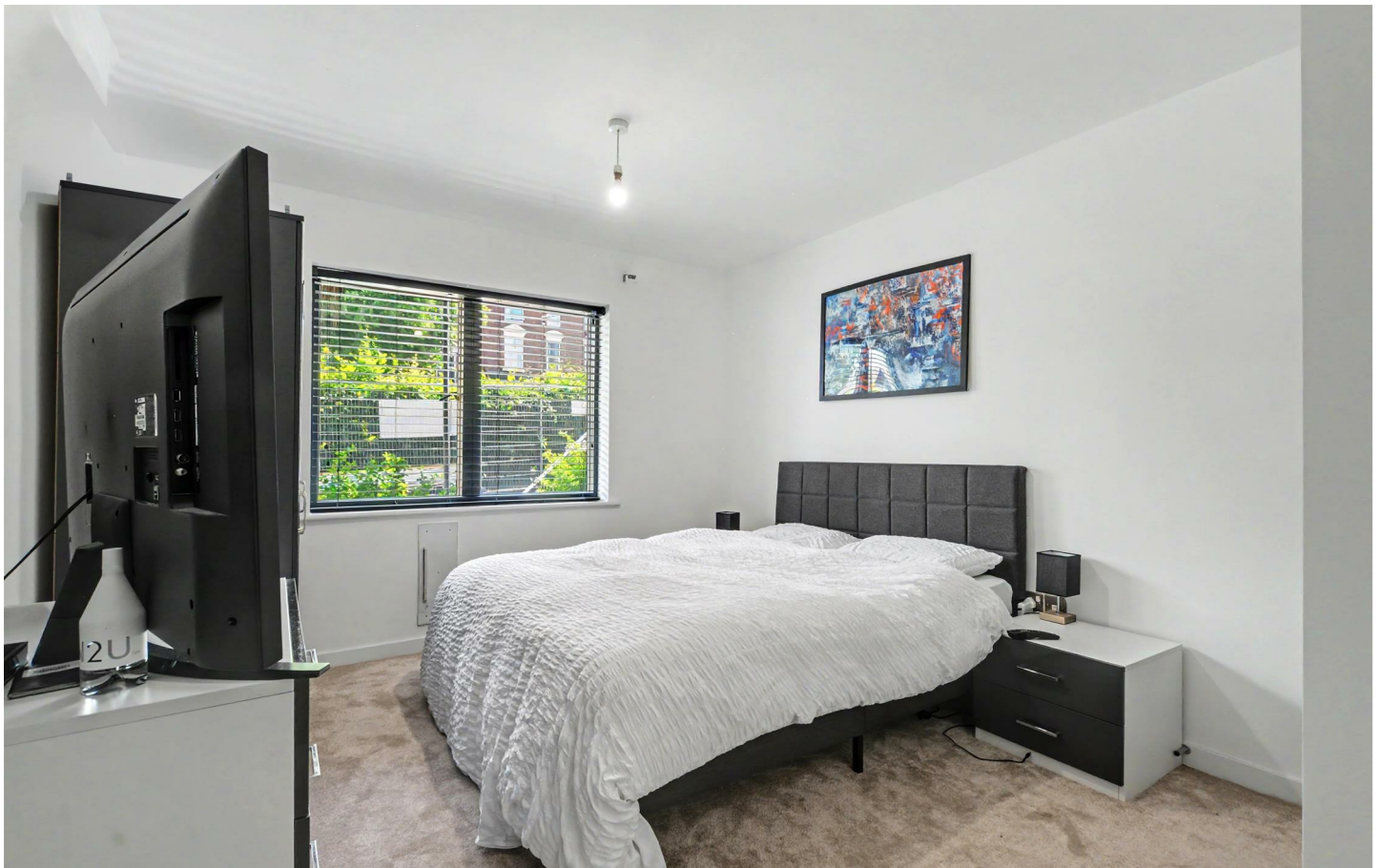




**Binding House, Binding Close
Carrington, Nottingham NG5 1RG**

Guide Price £120,000 Leasehold

TWO-BEDROOM GROUND FLOOR
APARTMENT SITUATED IN A POPULAR
RESIDENTIAL AREA IDEAL FOR FIRST-TIME
BUYERS, PROFESSIONALS OR INVESTORS!



Robert Ellis are delighted to bring to the market this modern and well-presented two-bedroom ground floor apartment, situated within Binding House, Binding Close, in the popular Carrington area of Nottingham.

Offering an excellent opportunity for investors as well as first-time buyers and professionals, the property occupies a convenient location within easy reach of Nottingham city centre and the City Hospital and provides low-maintenance accommodation which is ready for immediate occupation. The apartment has recently been redecorated and benefits from brand new carpets throughout, together with attractive wall panelling to the second bedroom, helping to create a smart, stylish and move-in ready home.

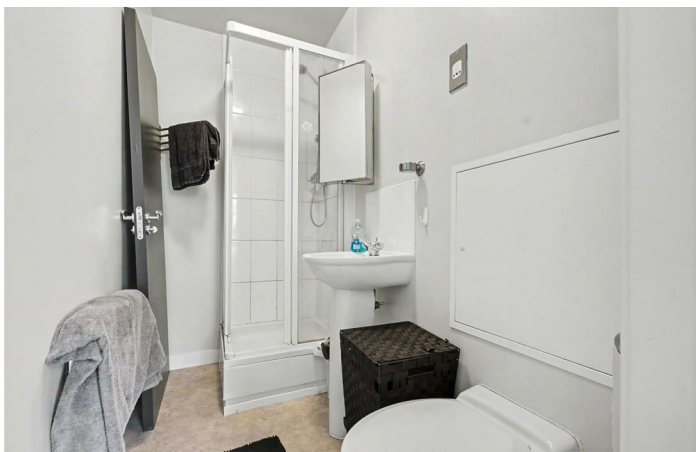
The accommodation, which is accessed via a well-maintained communal entrance hallway, includes a wide entrance hallway with useful storage which leads through to a bright and spacious open-plan living, dining and kitchen area. This fantastic social space is ideal for everyday living and entertaining, with the kitchen fitted with a range of units, work surfaces and integrated appliances, as well as having space for further appliances.

There are two well-proportioned bedrooms, with the main bedroom having the added benefit of an en-suite shower room. The second bedroom has been tastefully enhanced with modern wall panelling and offers excellent flexibility as a guest bedroom, dressing room or home office. A separate bathroom completes the internal accommodation.

Further benefits include a boiler fitted in 2024, an allocated parking space, an enclosed bin store and well-maintained communal areas, all contributing towards the property's appeal as a practical and low-maintenance home or investment.

The property is particularly well positioned for the rental market, with Nottingham city centre easily accessible via regular nearby bus services and the City Hospital within easy reach, providing potential appeal to professionals and hospital workers. A range of everyday amenities are also close at hand, including a Tesco Express, further enhancing the convenience of the location.

With its two-bedroom, two-bathroom accommodation, allocated parking, recently refreshed interior and convenient location close to major employment and transport links, the property represents an attractive opportunity for investors seeking a modern and easily managed addition to a rental portfolio. Equally suited to first-time buyers, professionals and downsizers, an internal viewing is highly recommended.



Front of Property

To the front and side of the property there are plants and shrubbery.

Entrance Hallway

Wooden entrance door leading into the entrance hallway comprising carpeted flooring, wall mounted radiator, intercom service, storage cupboard housing water cylinder and electrical consumer unit, doors leading off to rooms.

Kitchen Living Diner

19'1" x 14'0" approx (5.82 x 4.27 approx)

Carpeted flooring, wall mounted radiator, built in storage cupboard, UPVC double glazed window to the front elevation, UPVC double glazed door to the front elevation, a range of wall base and drawer units with work surfaces over incorporating sink and drainer unit with mixer tap, electric oven with electric hob above and extractor hood over, space and plumbing for a washing machine, integrated fridge freezer, linoleum flooring.

Bedroom One

10'5" x 13'8" approx (3.18 x 4.17 approx)

Carpeted flooring, UPVC double glazed window to the front elevation, door to en-suite, wall mounted radiator.

En-suite

3'11" x 7'5" approx (1.20 x 2.28 approx)

Linoleum flooring, wall mounted radiator, WC, hand wash basin with mixer tap, shower cubicle with mains fed shower, tiled splashbacks, shaver point.

Bedroom 2

8'2" x 9'11" approx (2.50 x 3.03 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

Bathroom

5'0" x 8'5" approx (1.54 x 2.58 approx)

Linoleum flooring, wall mounted radiator, WC, handwash basin with mixer tap, tiled splashbacks, panelled bath with mixer tap.

Rear of Property

To the rear of the property there is an allocated parking space for the property, enclosed bin store.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

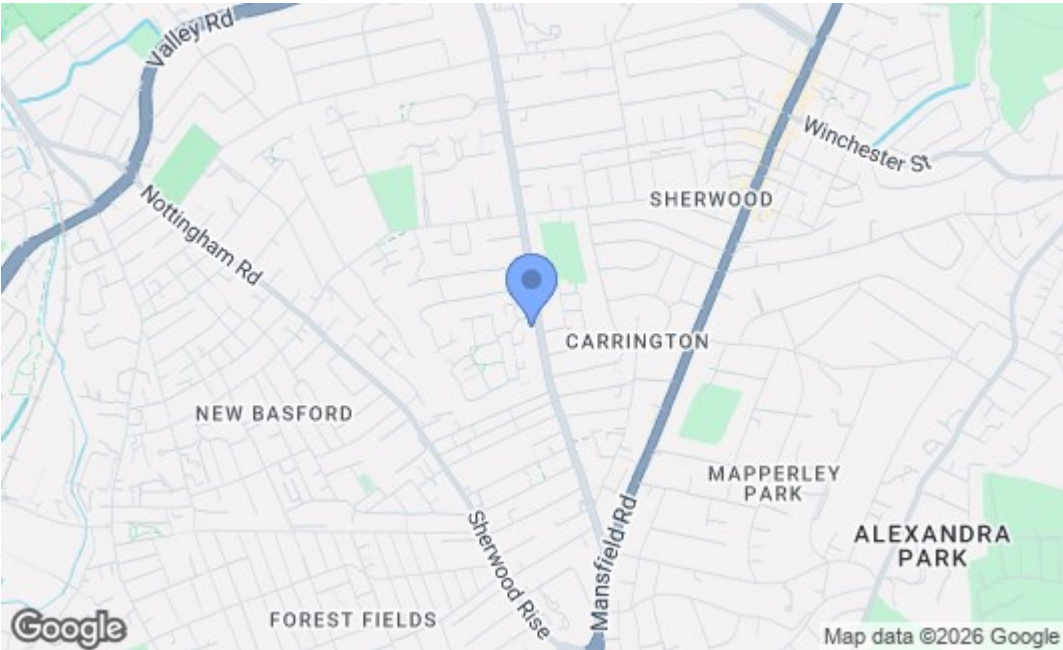
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.