

6 Eden Walk, Bingham, Nottingham, NG13 8YZ

Chain Free £150,000

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- 1st Floor Apartment
- Approaching 700 Sq.Ft.
- Open Plan Living/Dining Space
- Allocated Parking Space
- Viewing Highly Recommended
- 2 Double Bedrooms
- Ensuite & Main Bathroom
- Modern Fitted Kitchen
- No Upward Chain

An opportunity to purchase a modern first floor apartment located within this popular established development originally completed by Redrow Homes.

The property offers accommodation comprising an initial communal entrance hall with staircase rising to a first floor landing and, in turn, the private entrance door for the flat. This in turn leads into what is a spacious hallway with an excellent level of storage having a built in airing cupboard and separate cloaks cupboard. An open plan living/dining area opens out into a kitchen which is fitted with a generous range of contemporary units and integrated appliances. In addition there are two double bedrooms, the principal of which benefits from ensuite facilities, and separate bathroom.

The property benefits from modern electric heating, UPVC double glazing and allocated parking to the rear and is offered to the market with no upward chain.

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 COMMUNAL GROUND FLOOR ENTRANCE HALL AND IN TURN A STAIRWELL WHICH RISES TO THE FIRST FLOOR AND THE PRIVATE ACCESS TO THE APARTMENT WHERE A DOOR IN TURN GIVES ACCESS INTO:

INITIAL ENTRANCE HALL

A well proportioned entrance vestibule having a good level of integrated storage with two built in cupboards, one of which houses the hot water system; wall mounted security intercom to the ground floor entrance, electric heater and further doors, in turn, leading to:

OPEN PLAN LIVING/DINING KITCHEN

23 ' x 11'10" (7.01m ' x 3.61m)
A sell proportioned open plan everyday living space comprising a generous reception large enough to accommodate both a dining and living area; having electric heater, window and French doors with Juliet balcony to the front. This area in turn is open plan to a kitchen which is fitted with a a generous range of wall, base and drawer units with 3/4 high larder units which incorporates pull out storage as well as an integral fridge and freezer. A peninsula unit provides a further work surface with inset sink and drain unit with chrome mixer tap and storage beneath. The main run of work surfaces provides a good area having inset electric hob and single oven beneath; space and plumbing for washing machine. A further pair of French doors with Juliet balcony give an aspect to the front.

RETURNING GO THE INTIAL ENTRANCE HALL FURTHER DOORS LEAD TO:

BEDROOM 1

12'7" max including wardrobes x 9'4" (3.84m max including wardrobes x 2.84m)
A double bedroom benefitting from ensuite facilities; built in wardrobes, two windows to the rear and a further door leading to:

ENSUITE SHOWER ROOM

5'11" x 5'9" max (1.80m x 1.75m max)
Having a three piece suite comprising shower enclosure with bifold screen and wall mounted shower mixer, close coupled WC and half pedestal washbasin with chrome mixer tap and mirrored splash back; electric towel radiator and window to the rear.

BEDROOM 2

12'9" x 8'1" (3.89m x 2.46m)
A further double bedroom which could be utilised as a second reception space; having electric heater and obscured glazed window to the side.

MAIN BATHROOM

6'6" x 6'6" (1.98m x 1.98m)
Having a three piece suite comprising panelled bath with chrome mixer tap, wall mounted shower mixer over and glass screen, close coupled WC and half pedestal washbasin with chrome mixer tap and mirrored splash back; electric towel radiator.

EXTERIOR

The property occupies a pleasant position with an aspect across to Mallow Way with communal grounds surrounding the apartments and, to the rear, a useful bin store, secure bike storage and allocated parking space.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band B

TENURE

The property is Leasehold and the Lease is for 125 years from 2013.
The current annual Ground Rent is £185 (payable in two £92.50 instalments). The maintenance service charge is approximately £85.54 per month (£1,026.51 per annum (£513.25 per half year)). We understand these figures are correct, as supplied by the vendor, at the time of preparing these details (August 2026) but could be subject to change.

ADDITIONAL NOTES

The property is understood to have mains drainage, electricity and water. Heating is by way of modern electric radiators (information taken from Energy performance certificate and/or vendor).
We understand from the vendor that there may be administration fees payable when you come to re-sell the apartment.

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















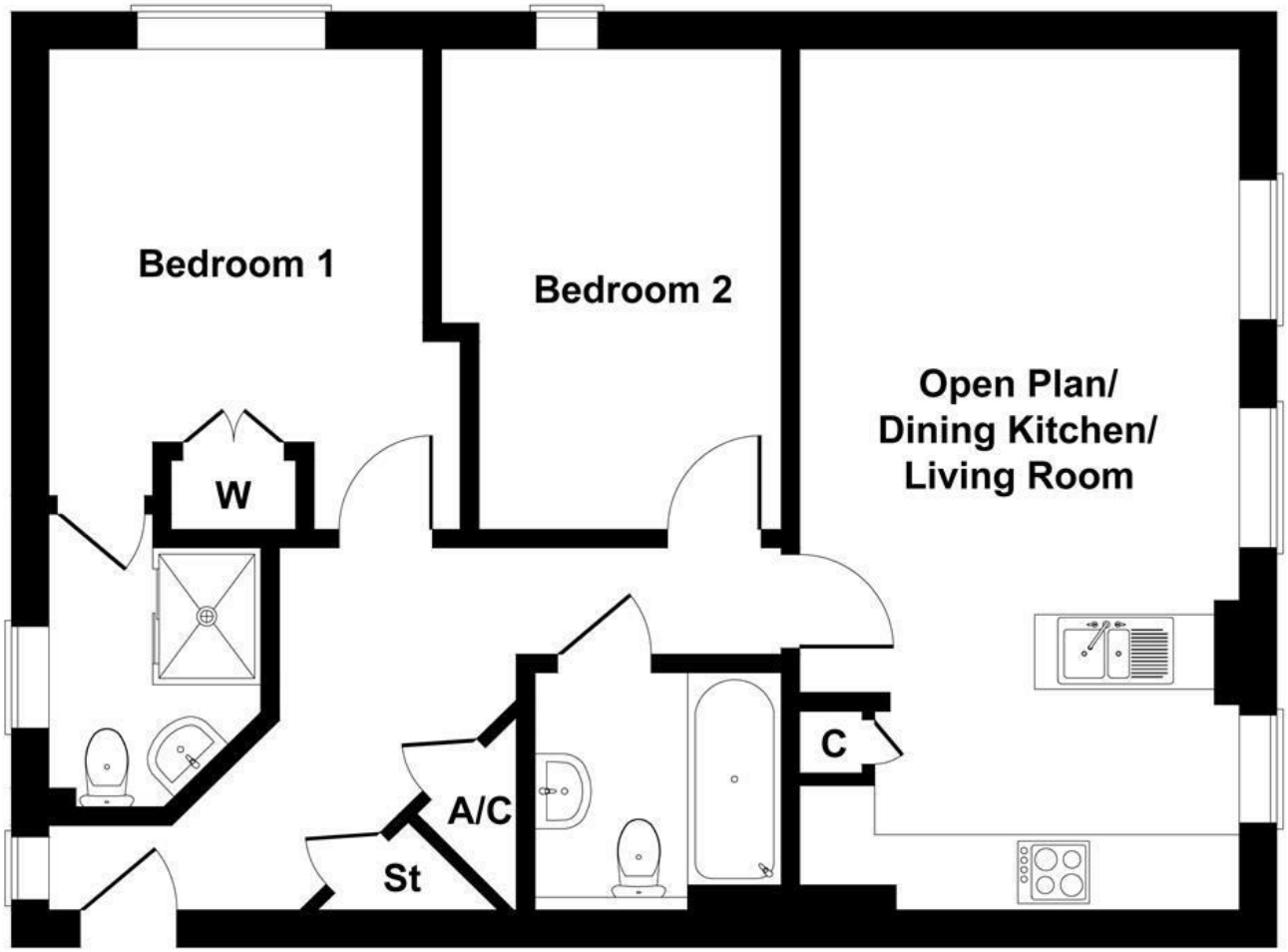










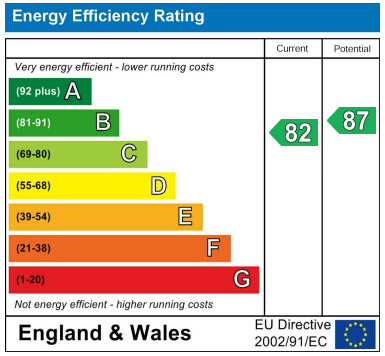


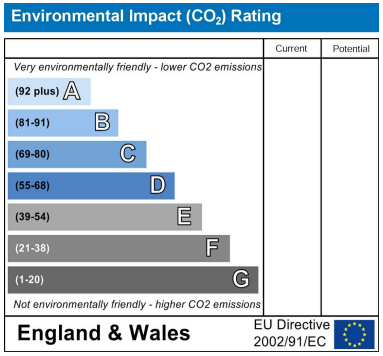
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

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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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