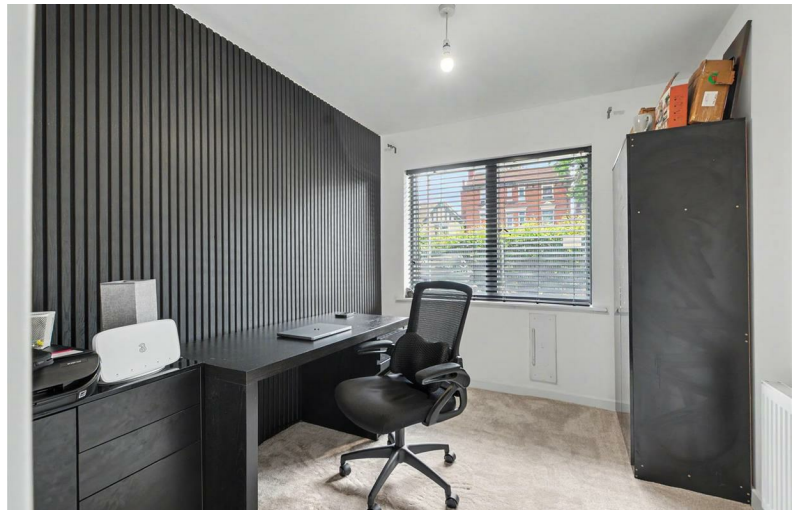
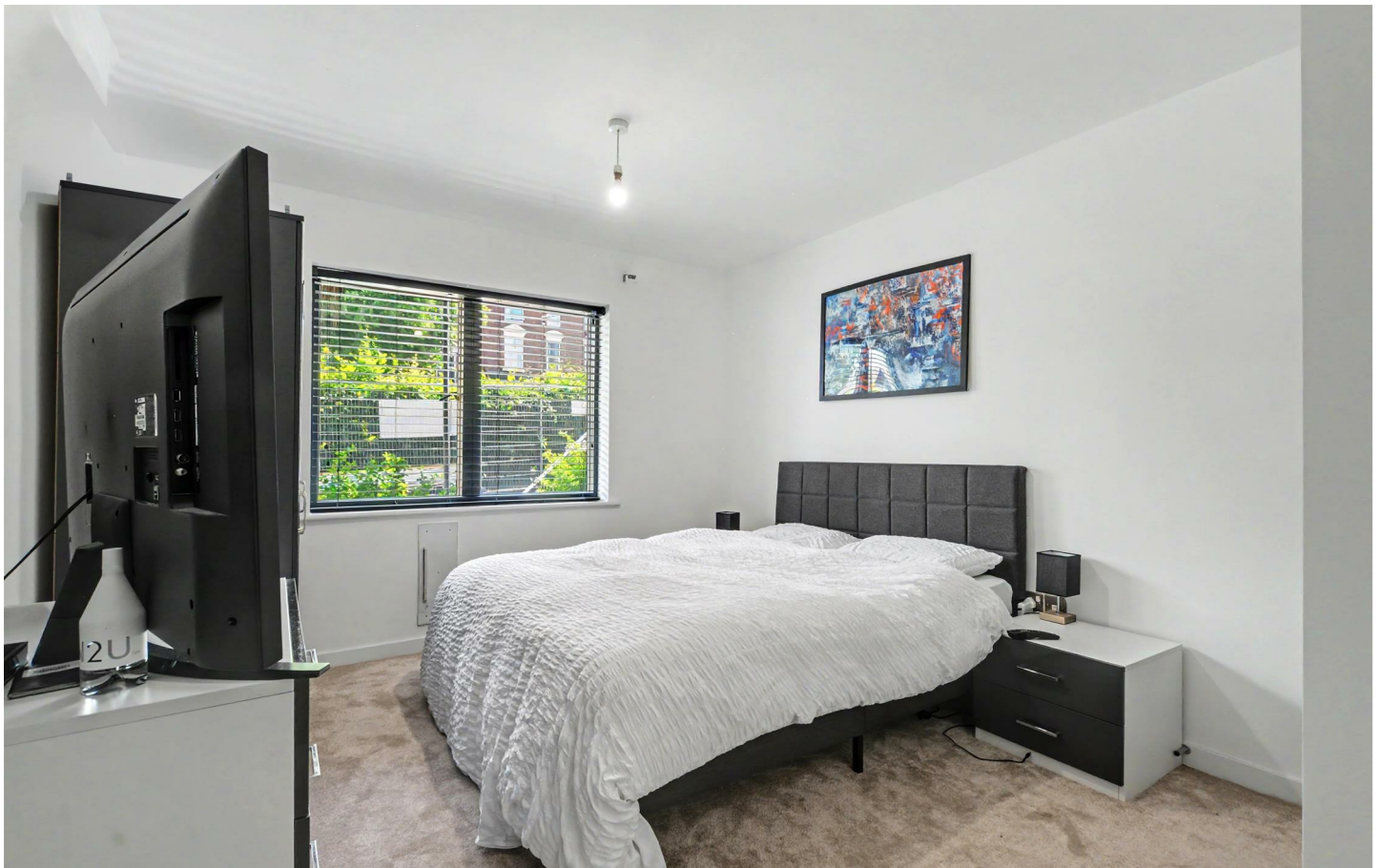




**Binding House, Binding Close
Carrington, Nottingham NG5 1RG**

**A TWO BEDROOM GROUND FLOOR
APARTMENT SITUATED IN CARRINGTON,
NOTTINGHAM!**

Asking Price £130,000 Leasehold



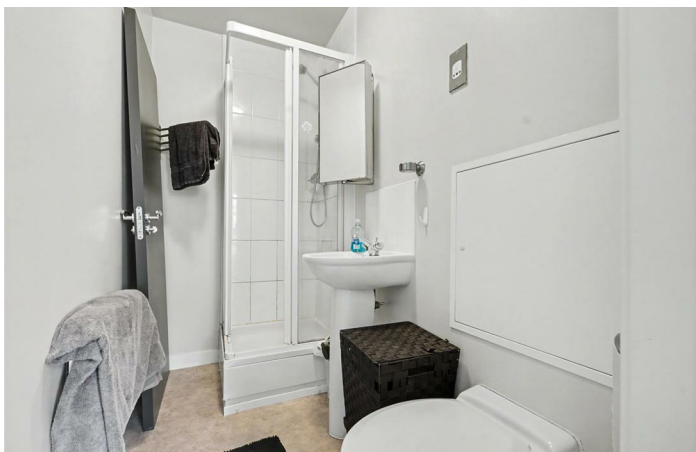
Robert Ellis are pleased (delighted?) to bring to the market this modern and well-presented two-bedroom ground floor apartment, situated within Binding House, Binding Close, in the popular Carrington area of Nottingham. The property has just been redecorated and has brand new carpets throughout as well as 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 and the kitchen is 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, making it ideal 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.

The property is ideally placed for easy access into Nottingham city centre, with regular bus links nearby, and is also close to local amenities including a Tesco Express. The City Hospital is within easy reach, making this a particularly convenient location for hospital workers.

Offering low-maintenance living in a convenient and well-connected location, this property would make an ideal purchase for first-time buyers, downsizers, professionals, hospital staff or investors.



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

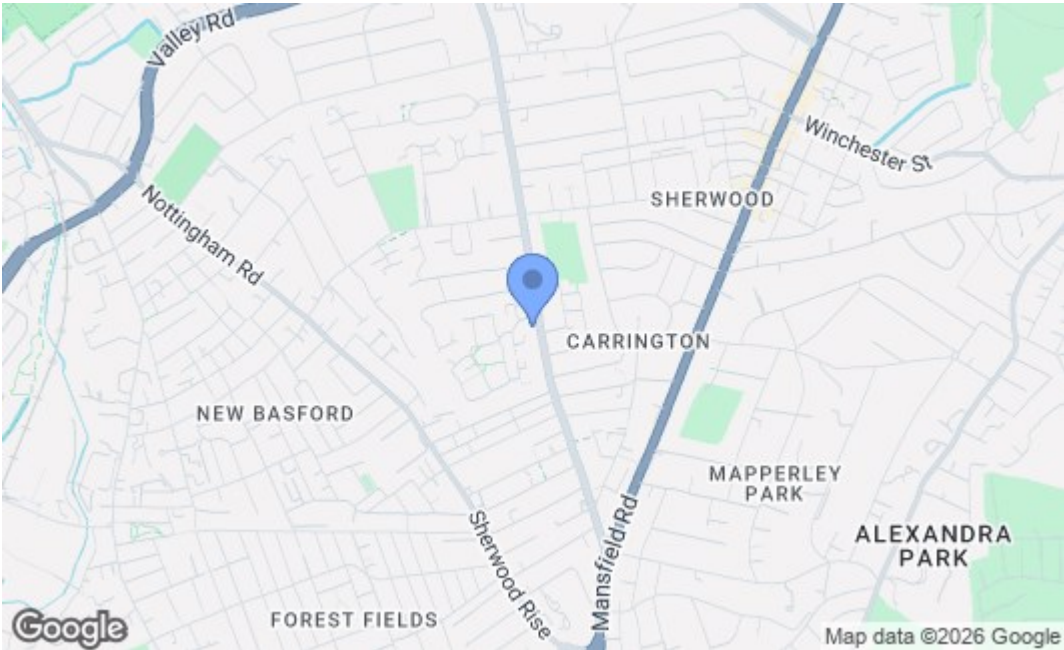
Flood Defences: No

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.