



Hammond
Property Services

FOR SALE

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Nottinghamshire
NG13 8AR

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**12 GREEN COURT, MOOR LANE, BINGHAM,
NOTTINGHAMSHIRE NG13 8AA**

£170,000

12 GREEN COURT, MOOR LANE, NOTTINGHAMSHIRE NG13 8AA

**** NO CHAIN **** Constructed by Bryant Homes, this immaculately presented two bedroom first floor apartment is located a short walk from Bingham's market square and offers secure gated accommodation and parking. Entry to the property is gained via a secure communal front door and hallway with modern intercom system. Access to floors 1 and 2 is via the main staircase or the lift from the communal hallway.

The accommodation is based around the spacious entrance hall with boiler and storage cupboards that are ideal for storing coats and cloaks. Leading off the entrance hall is the lounge to which there are double glazed windows and double doors overlooking the southerly facing courtyard... plenty of light flooding in! The recently upgraded kitchen with floor and wall mounted units with granite effect work surfaces, stainless steel sink, a four ring gas hob over the NEFF electric oven, fridge freezer and plumbing for a washing machine.

The property has two bedrooms, the master of which has a double glazed window overlooking the front courtyard, two built-in wardrobes and en-suite shower room with shower enclosure, wash basin with cupboard under and a separate WC. From the hall is a spacious and bathroom with three piece suite. The communal grounds are a delight as they are well maintained throughout the year.

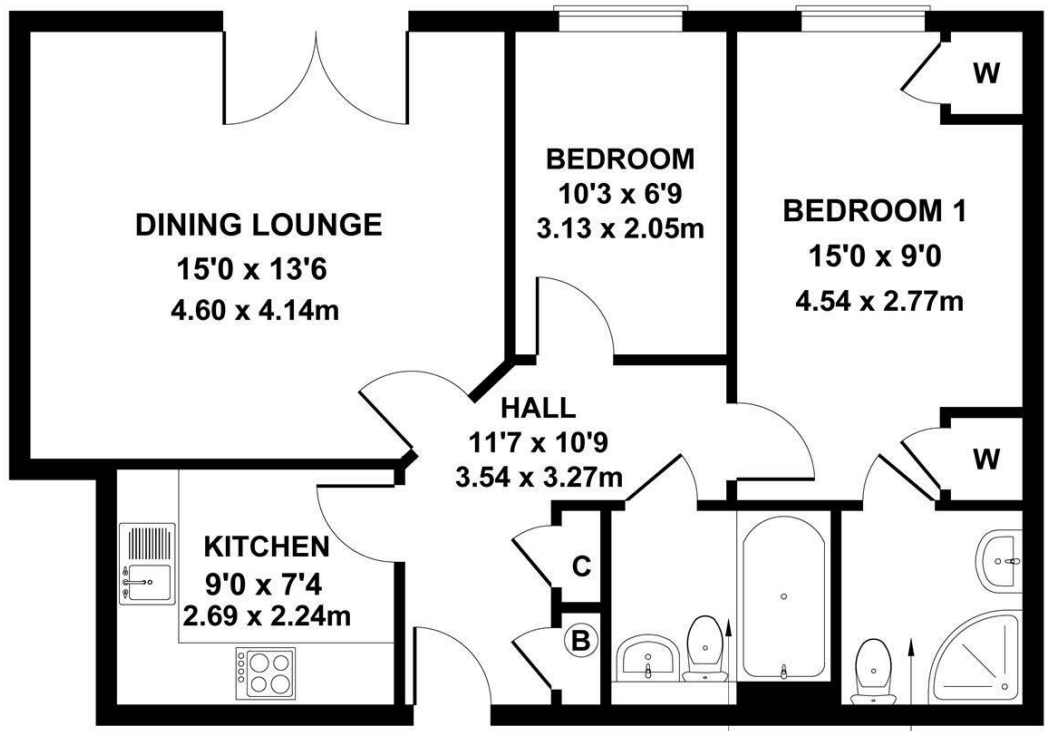
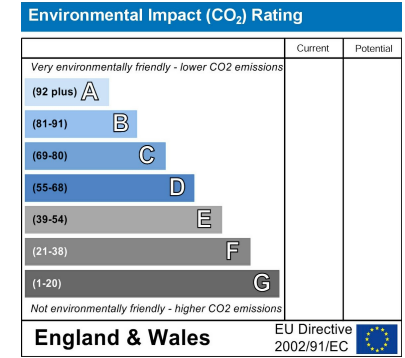
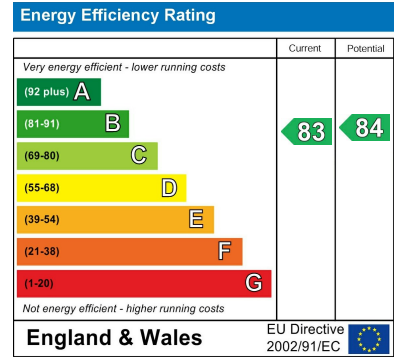
******* The 99 Year lease commenced in 2002. The Service Charge is £798.70 per half year and Service charge includes the maintenance of the gardens, buildings insurance, cleaning, decorating and maintenance of all communal area, security lighting and parking area. There is also a Ground Rent of £100.00 per half year *******



DIRECTIONAL NOTE The property may be approached by turning left out of our Bingham Office and travelling down Moor Lane where the development will be found on the right hand side. The property is accessed via coded pedestrian gate as well as secure and sliding gate for vehicles. For all viewings, please wait at the gate for us to enable access and for us to show you around.

For Sat Nav use Post Code: NG13 8AA

Council Tax Band B



Approximate Gross Internal Area
657 sq ft - 61 sq m

BATHROOM
7'0 x 6'2
2.13 x 1.88m

EN-SUITE
5'9 x 5'7
1.76 x 1.69m

Not to Scale. For Illustrative Purposes Only.

BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in.



For more details, email sponsorship@hammondpropertyservices.com



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,634 in 2024 for this extremely important Charity.

ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

REFERRAL FEES

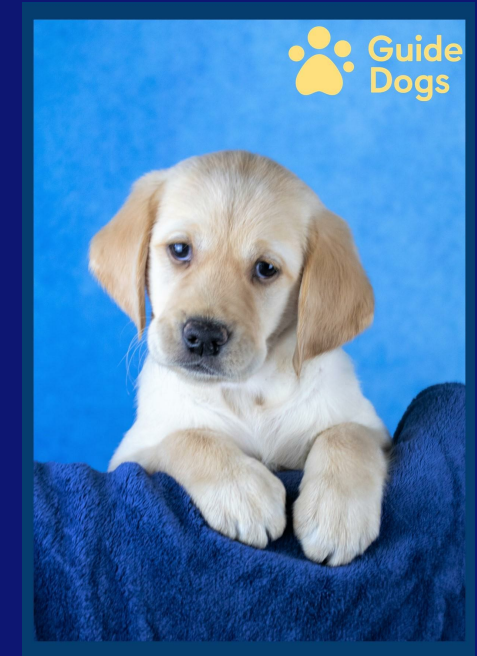
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

1st October 2025

Meet 'Pearl'

After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.





SECURE COMMUNAL ENTRANCE HALL

Ground floor hallway with stairs and serviced lift to both first and second floors. Secure postboxes for all apartments. From the ground floor hallway, you walk up the stairs or use the serviced lift to the first floor with a private entrance door to Apartment 12.

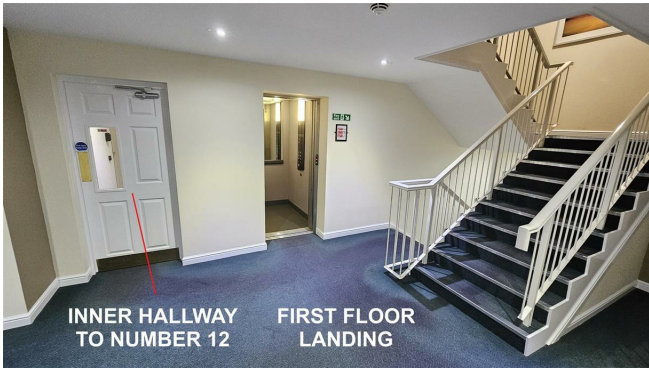
ENTRANCE HALL

11'6 x 10'9 (3.51m x 3.28m)

A well proportioned initial entrance area with a central heating radiator, wired smoke alarm, wall mounted telephone intercom, built in cupboard.

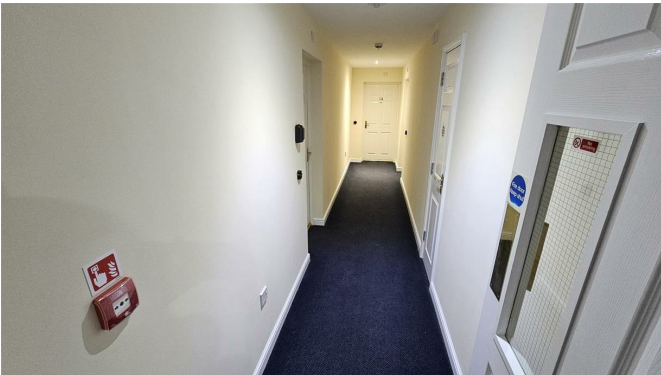


**GROUND FLOOR HALLWAY
STAIRS & LIFT**



LOUNGE / DINER

15'0 x 13'6 (4.57m x 4.11m)
with two double glazed doors and a Juliet balcony which ensures plenty of light to the room and with views across the front courtyard. Laminate flooring. Central heating radiator.





KITCHEN

9'0 x 7'4 (2.74m x 2.24m)

with work surfaces to two sides with drawers and cupboards under. Tiled splash backs. NEFF hob and oven with extractor hood over. Fitted washer/dryer, fitted fridge and fitted dishwasher. Plumbing for an automatic washing machine. Wall mounted cupboard units with under lighting. Central heating radiator.





BEDROOM ONE

15'0 x 9'0 (4.57m x 2.74m)
with double glazed window and central heating radiator.
Two large wardrobes. Laminate flooring.

EN-SUITE SHOWER ROOM

with a corner shower enclosure, wash basin with cupboard under, wall mounted mirror and a separate W.C. Chrome towel radiator.

BEDROOM TWO

10'3 x 6'9 (3.12m x 2.06m)
with double glazed window and central heating radiator.
Laminate flooring.

BATHROOM

with suite comprising panelled bath, mixer tap with shower head, pedestal wash basin and low flush W.C. Central heating radiator. Complementary tiling to the walls and floor. Extractor fan.



BINGHAM'S COMMUNITY ESTATE AGENT

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OUTSIDE

To the fore of the property are the coded pedestrian and vehicular gates which ensure a sense of security. The communal gardens are constantly maintained and there is the necessary communal lighting you would expect throughout the property and the grounds. There is also additional visitors parking to the left of the complex on Moor Lane.

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Steve Pritchett

Please contact us for a FREE discussion on our services

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Did you know that we have a Rental Department?

Are you a landlord?

We have several options, including

FULLY MANAGED, RENT COLLECTION or LET ONLY

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

Please call **Denise Campbell** on **01949 87 86 90**

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LET BY

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Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on **01949 87 86 85** to arrange a suitable time for us to call out and to discuss what we do and how we do it!