



**28 Wharf Gardens, Bingham,
Nottinghamshire, NG13 8YE**

O.I.R.O £130,000
Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

An opportunity to purchase a first floor apartment within a modern complex originally completed around 2011 by Miller Homes offering a good level of accommodation, comprising of main entrance hall, generous open plan living dining area which includes a kitchen area fitted with a generous range of units affording fantastic elevated views across the development and beyond. In addition there are two double bedrooms and main bathroom. The property benefits from gas central heating and UPVC double glazing as well as neutral decoration throughout.

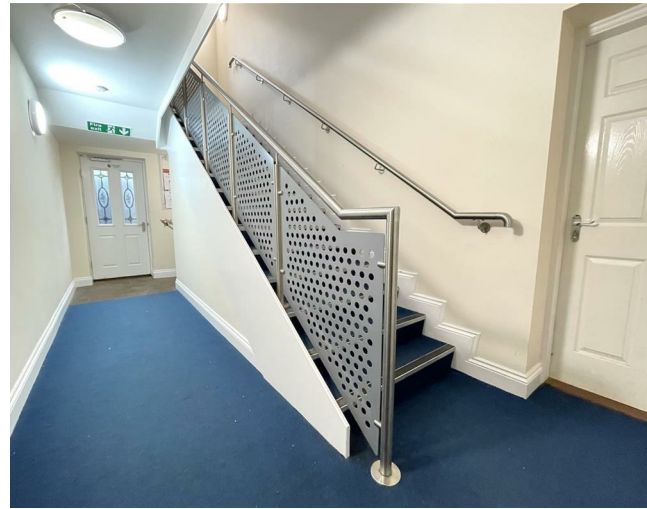
The property is offered to the market with no upward chain, and has secure intercom access into an initial communal stairwell with stairs to the first floor and the private entrance to the apartment. To the rear of the property is a courtyard parking area with allocated parking space. The apartments are positioned within ease of access to the heart of the town and its wealth of amenities.

Overall this is an excellent opportunity for a wide variety of prospective purchasers and viewing comes highly recommended.

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 SECURE COMMUNAL ENTRANCE DOOR LEADS THROUGH INTO THE INITIAL;

COMMUNAL ENTRANCE HALL



With staircase rising to the first floor, and in turn to the private access of the apartment.

INITIAL ENTRANCE HALL

11'0 max x 7'5 max (3.35m max x 2.26m max)



The hallway offers a good level of storage, with large built-in cupboard which also houses the electrical consumer unit, central heating radiator, wall-mounted intercom for secure access.

Further doors leading to;

OPEN PLAN LIVING DINING KITCHEN

23'6 max x 12'8 max (7.16m max x 3.86m max)



A pleasant light and airy open plan space which provides an every day living/entertaining area with the reception benefitting from two double glazed windows to the front with pleasant elevated views. Room is large enough to accommodate both living and dining area, having central heating radiator.





Open plan to the;

KITCHEN AREA



Fitted with a generous range of modern wall, base and drawer units with brush metal fittings, laminate work surface with inset bowl, sink and drainer unit and chrome mixer tap, integrated appliances include four ring stainless steel finish gas hob with stainless steel splashback and chimney hood over, single oven, plumbing for washing machine and space for fridge freezer, wall-mounted gas

central heating boiler concealed behind kitchen cupboard, central heating radiator, double glazed window to the front.

FROM THE HALLWAY, FURTHER DOORS LEAD TO;

BEDROOM 1

14'7 x 8'10 max (4.45m x 2.69m max)



A well proportioned double bedroom having aspect to the rear, central heating radiator, double glazed window.

BEDROOM 2

10'3 x 8'0 max (3.12m x 2.44m max)



A double bedroom with pleasant aspect to the front, central heating radiator, double glazed window.

BATHROOM

7'7 max x 5'6 max (2.31m max x 1.68m max)



Fitted with a contemporary white suite comprising of panelled bath with chrome mixer tap, wall-mounted shower mixer, glass screen, close coupled WC, pedestal

wash hand basin with chrome mixer tap, tiled splashbacks, central heating radiator.

EXTERIOR



The property occupies a convenient location with pleasant aspect across adjacent greens, with communal grounds surrounding the property and to the rear a courtyard parking area where there is an allocated parking space for the apartment. Further communal green areas can be found within the development, with countryside walks only a short distance away.



COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band B

TENURE

Leasehold

LEASEHOLD INFORMATION

The lease is 125 years from 01.01.2011. We understand that the annual service charge is approximately £1,920.20 per annum, payable half-yearly, and a current ground rent of £175 per annum. If applicable there is a "sub let" fee of £75.

There is a no pet policy.

ADDITIONAL NOTES

We are informed the property is on mains gas, electric and water (information taken from Energy performance certificate and/or vendor).

There are additional "tenant's" covenants within the title, further details available.

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>

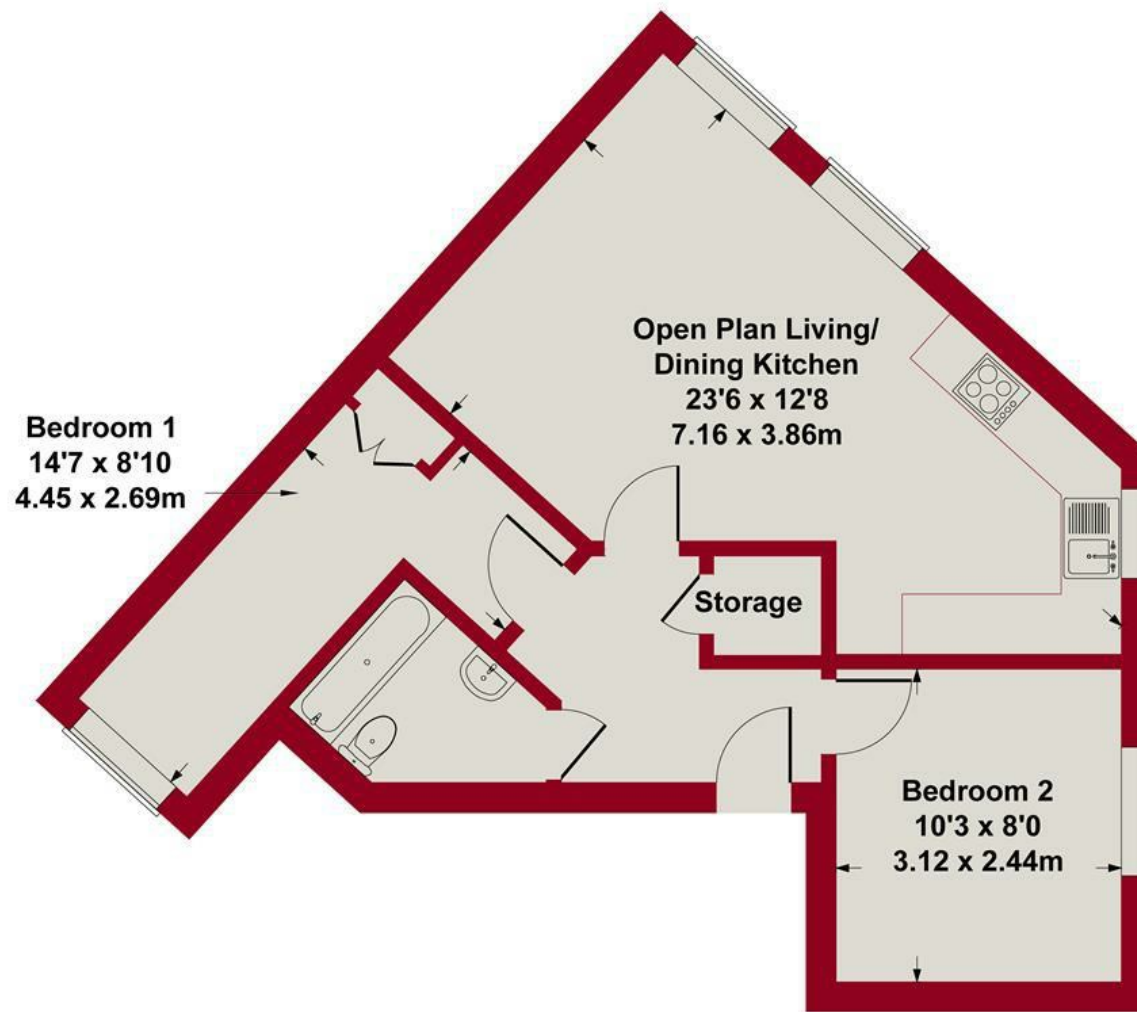
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

Approximate Gross Internal Area
560 sq ft - 52 sq m



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.

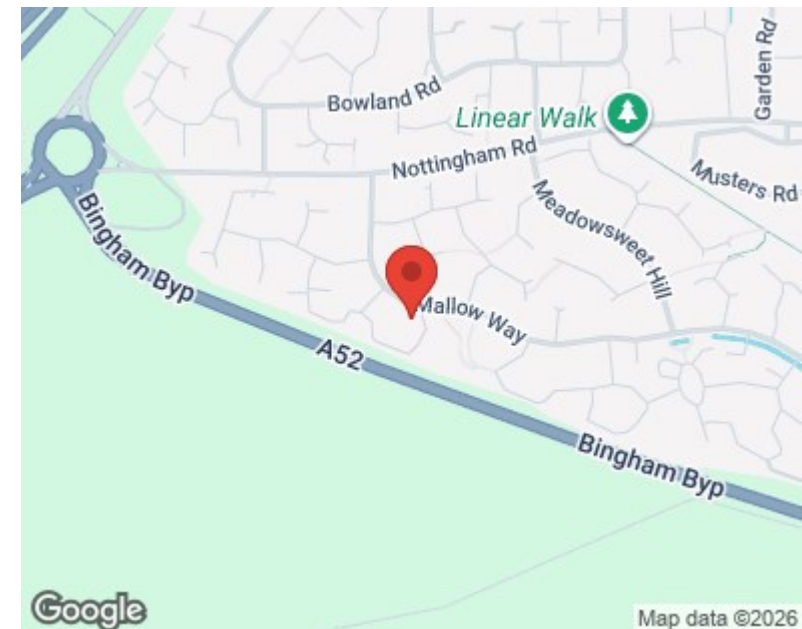
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	82
England & Wales		EU 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 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 firm's 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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