



27 Harrison Court, Bingham,  
Nottinghamshire, NG13 8TD

Chain Free £99,000  
Tel: 01949 836678

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



An opportunity to purchase a first floor apartment within this popular over 60's development offering around 600 sq.ft. of internal accommodation, the property benefitting from its own private entrance as well as a westerly aspect into the communal gardens at the rear.

The property would be perfect for those downsizing and looking for an easier to maintain flat within this small complex which is position close to local amenities, having a bus stop and convenience store located only a few hundred yards away.

The accommodation comprises an initial ground floor entrance hall with a staircase rising to a first floor landing and, in turn, a spacious westerly facing sitting/dining room, a galley style kitchen with walk in pantry off, two bedrooms and a shower room.

The property offers electric heating and comes to the market with no upward chain.

As well as the main accommodation the property benefits from use of the communal gardens and parking as well as a useful laundry room situated on the ground floor within the complex and a ground floor reception space which is for general use within the development and ideal for socialising.

The property may require some cosmetic updating but is an excellent blank canvas for those wishing to place their own mark on a home and would be ideal for those downsizing, looking for conveniently located, manageable dwelling within easy reach of amenities.

## 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 UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

## INITIAL GROUND FLOOR ENTRANCE PORCH

Having staircase rising to:

## FIRST FLOOR LANDING

9'2" x 3'1" (2.79m x 0.94m)



Having electric heater and inset skylight to the ceiling.

A further door leads through into:

## INNER LANDING

9'3" x 3' (2.82m x 0.91m)

Having built in airing cupboard which houses the hot water cylinder with useful storage beneath and access to loft space above.

Further doors leading to:

## SITTING/DINING ROOM

13' x 14'5" (3.96m x 4.39m)



A well proportioned reception large enough to accommodate both a living and dining area and having a pleasant westerly aspect into the communal gardens at the rear with electric heater and secondary double glazed window.

## KITCHEN

10'5" x 5'8" (3.18m x 1.73m)



Having aspect to the front and fitted with a range of

relatively modern wall, base and drawer units with laminate preparation surfaces, inset stainless steel sink and drain unit with chrome taps and tiled splash backs, integrated appliances including electric hob with chimney hood over and single oven beneath, plumbing for washing machine, space for free standing fridge freezer, wall mounted electric heater and sealed unit double glazed window.

A further door gives access into a:



### **WALK IN PANTRY**

5'9" x 2'8" (1.75m x 0.81m)

Providing useful storage.

### **BEDROOM 1**

11'6" x 11'4" (3.51m x 3.45m )



A well proportioned double bedroom with a westerly aspect into the communal gardens, having electric heater and sealed unit double glazed window.

### **BEDROOM 2**

9'11" x 7'2" (3.02m x 2.18m)



Having over stairs storage cupboard, electric heater and sealed unit double glazed window to the front.

### **SHOWER ROOM**

7' x 5'7" (2.13m x 1.70m)



Having a suite comprising double width shower tray with low level screen and wall mounted electric shower, close coupled WC and pedestal washbasin, tiled splash backs, electric towel heater and obscure glazed window to the front.

### **EXTERIOR**



The property occupies a convenient position on the



outskirts of this small over 55s development with its own private entrance door and still benefitting from access to the communal gardens, laundry and car parking.

The grounds are open for use and are particularly attractive in the summer months with the initial entrance affording a good level of communal off road parking and a more courtyard style garden at the rear which is mainly laid to lawn with established borders and central pergola providing a pleasant space where people can socialise.



### COMMUNAL LAUNDRY ROOM



Located within the complex is a communal laundry with commercial washing machines and additional ground floor cloak room.

### COMMUNAL GROUND FLOOR RECEPTION



A useful ground floor reception located off the courtyard being an ideal space for residents to utilise and socialise.

### CHARGES

We understand that the monthly service charge from 1st January 2025 is £156.02.

### COUNCIL TAX BAND

Rushcliffe Borough Council - A

### TENURE

Please note that the property is leasehold. Lease granted in 1987 for 999 years. (962 years remaining at time of instruction).

There are some restrictions within the title, for example structural alterations are not allowed without prior consent

### ADDITIONAL NOTES

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

The EPC information notes the property is timber framed Please note this is an age restricted development for over 60's

There is communal parking within the grounds.

### ADDITIONAL INFORMATION

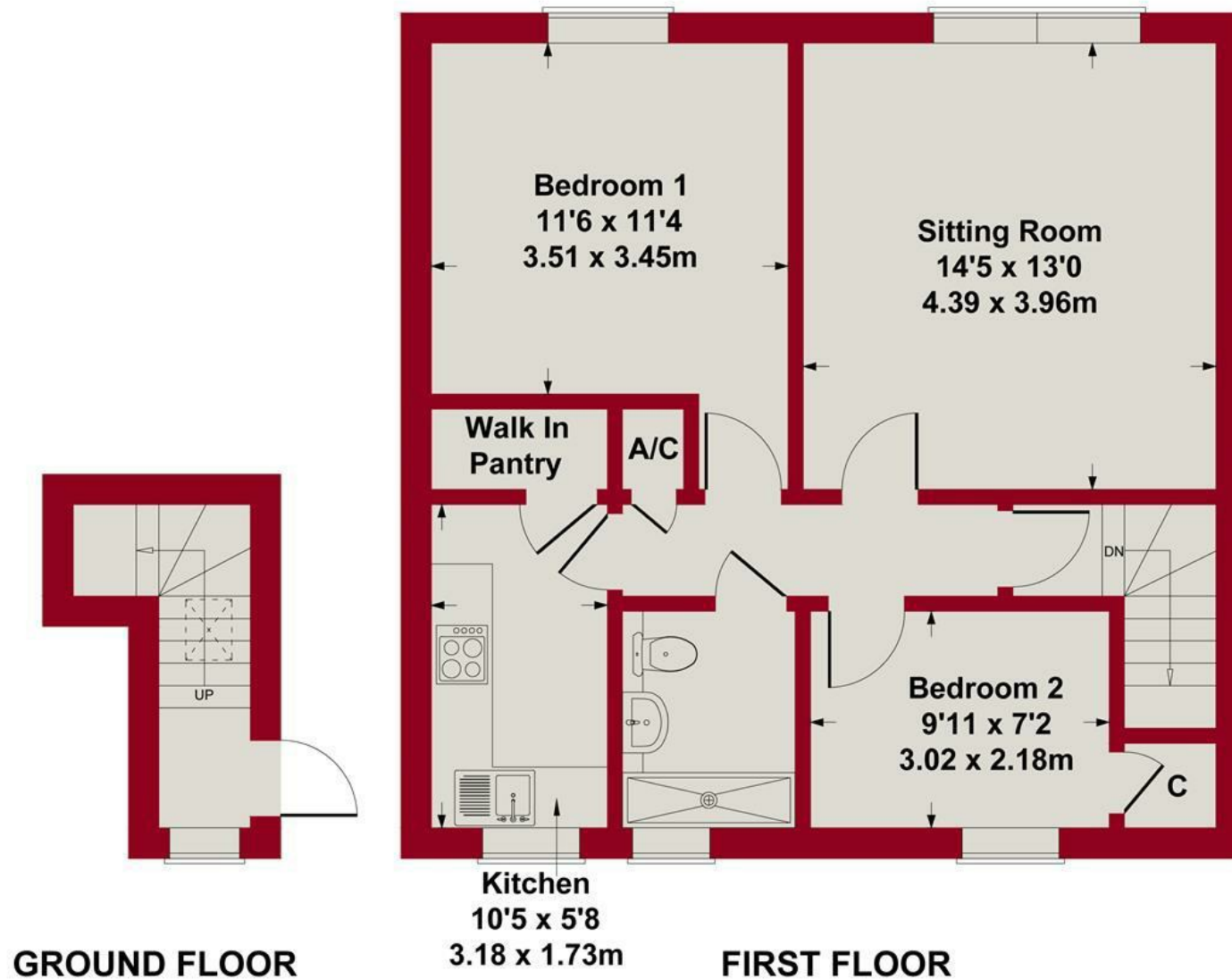
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and 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>



**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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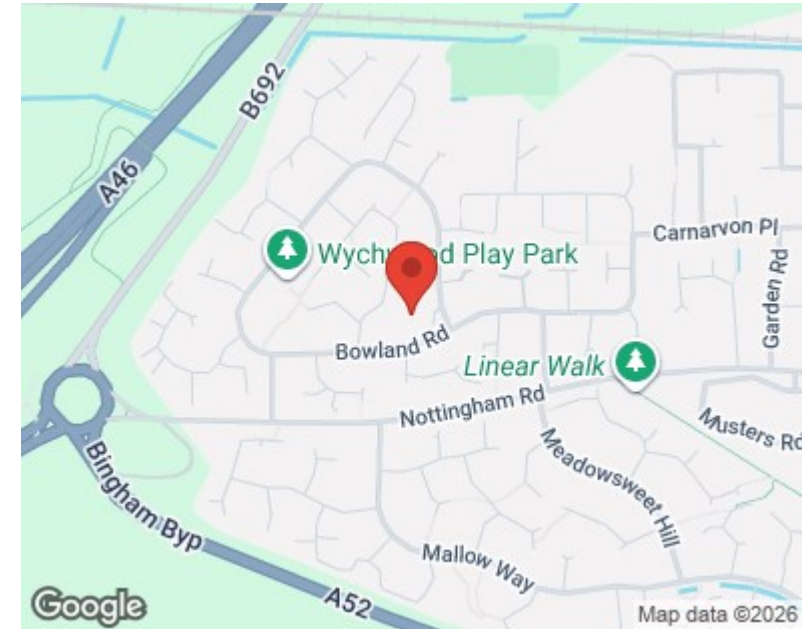






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	80
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01949 836678



**RICS**



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