



Hammond
Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**15 HARRISON COURT, BINGHAM,
NOTTINGHAMSHIRE NG13 8TD**

£825 PCM

15 HARRISON COURT, BINGHAM, NOTTINGHAMSHIRE NG13 8TD

****ONE PET CONSIDERED ON AN INDIVIDUAL BASIS****

A first floor apartment within this purpose built block designed for OVER 55s ONLY, enjoying a really delightful position with a lovely open aspect over the landscaped communal gardens.

The property has been well maintained and provides easily managed living which will no doubt appeal to those seeking this particular style of accommodation. The development has a day lounge for residents who enjoy socialising as well as a laundry room, which is included for use in the rental.

Close by is a local shop with more extensive amenities being available within Bingham Market Place. There is also a regular bus service to Bingham Market Place, West Bridgford and Nottingham City Centre; which passes the front door every 90 minutes.

**** NON-SMOKERS ONLY****

TENANT FEES: Before the tenancy starts the following are payable: - Holding Deposit: 1 week's rent Deposit: 5 weeks' rent. Initial monthly rent. During the tenancy the tenant is responsible for the rent, utilities, telephone/internet, television licence and Council Tax. Permitted payments include damage outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, breach of tenancy by the tenant, reasonable costs incurred by the landlord due to early termination of the tenancy, any changes to the Tenancy Agreement (£50 VAT incl), interest at 3% for late rent payment determined by the Tenant Fees Act 2019.

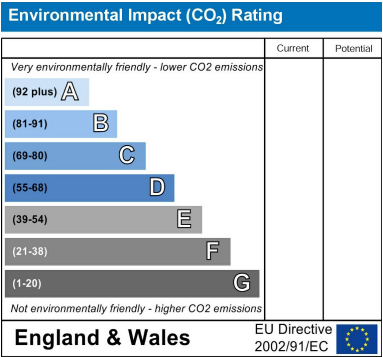
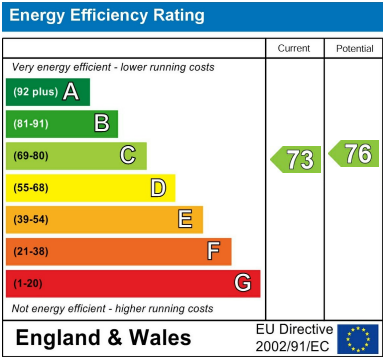


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Turn eventually right into Thoresby Road. At the T junction turn left into Bowland Road. Turn right into Wychwood Road where the Harrison Court development will then be seen on the left hand side. Please park within the Car Park and a short walk across the landscaped and maintained gardens will take you to the front door of Number 15.

For Sat Nav use Post Code: **NG13 8TD**

Council Tax Band

A



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.

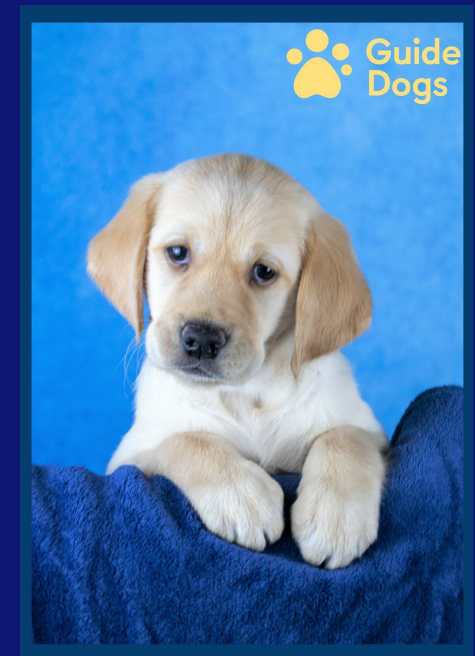
REFERRAL FEES

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.





Double glazed entrance door through to

LOBBY

with stairs to the first floor accommodation. Useful built in storage cupboard.

LANDING

with electric convector heater with programmer. Velux window.





KITCHEN

10'8 x 6'0 (3.25m x 1.83m)

RECENTLY FITTED....with a range of new wall and base units with worktops over, 1 1/2 bowl stainless steel sink with mixer tap, CDA electric cooker, CDA microwave, built in fridge freezer, electric hob with extractor over, window to front, breakfast table and storage shelves.





LOUNGE

14'0 x 13'0 (4.27m x 3.96m)
with double glazed windows overlooking the gardens. Electric night-storage heater.

SHOWER ROOM

with white suite comprising walk-in shower cubicle with tiling and electric shower, wash basin with cupboard under and low flush W.C. Double glazed window. Heated towel rail.





BEDROOM 1

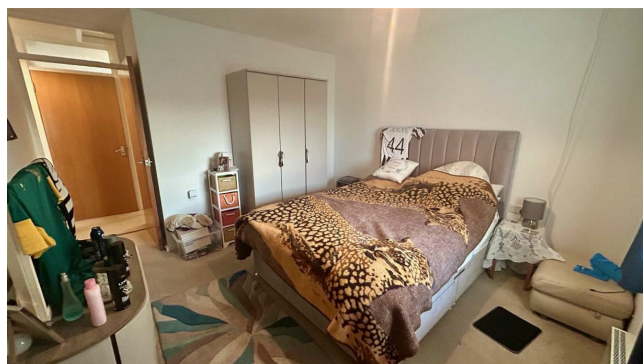
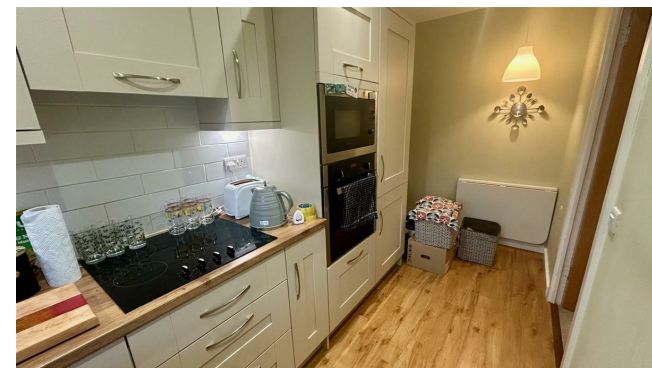
14'3 x 11'6 (4.34m x 3.51m)
with electric convector heater. Double glazed window overlooking the landscaped rear gardens.

BEDROOM 2

10'0 x 7'3 (3.05m x 2.21m)
with double glazed window overlooking the landscaped front gardens. Electric convector heater. Storage cupboard.

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OUTSIDE



To the fore and the rear are large communal gardens which include lawns and shrub borders and beds and communal covered seating – all maintained as part of the leasehold arrangement and charges.

PLEASE NOTE This is a leasehold property. The Lease began in 1987 and continues for 999 years. There is a monthly maintenance charge which includes the Building Insurance, maintenance of the gardens, 24 hour 'pull cord' emergency assistance, exterior window cleaning, cleaning of all communal areas, communal lighting, community/social room for activities and gatherings.



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To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!



Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



Mortgages for:
First Time Buyers
Home Movers
Re-mortgages
Buy to Lets - inc HMOs

Protection for:
Life
Critical Illness
Income Protection

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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← Want one of these???

Then get one of these!!!

→



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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!