



Hammond
Property Services

FOR SALE

01949 87 86 85

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

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Bingham
Nottinghamshire
NG13 8AR

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

£180,000

4 GREEN COURT, MOOR LANE, BINGHAM, NOTTINGHAMSHIRE NG13 8AA

This immaculately presented two bedroom ground floor apartment is located a short walk from Bingham's market square and offers secure gated accommodation and parking. Bingham boasts excellent schools, local amenities including supermarkets, public houses, restaurants and transport links. Entry to the property is gained via a communal front door and hallway with modern intercom system.

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, with its oak flooring, is the modern open plan lounge / dining area with double doors leading onto a small patio area. The kitchen has floor and wall mounted units with wood effect work surfaces, stainless steel sink and mixer tap, integrated Bosch ceramic hob, Bosch electric oven.

The property has two bedrooms, the master of which has double glazed double doors leading out onto a patio area and into the gardens, built-in double wardrobes and a modern en-suite 'wet room' shower area with pedestal wash basin and W.C. The single bedroom has views over the gardens. Also leading from the hall is a spacious family bathroom with three piece bathroom suite including panelled bath, pedestal wash basin and W.C.

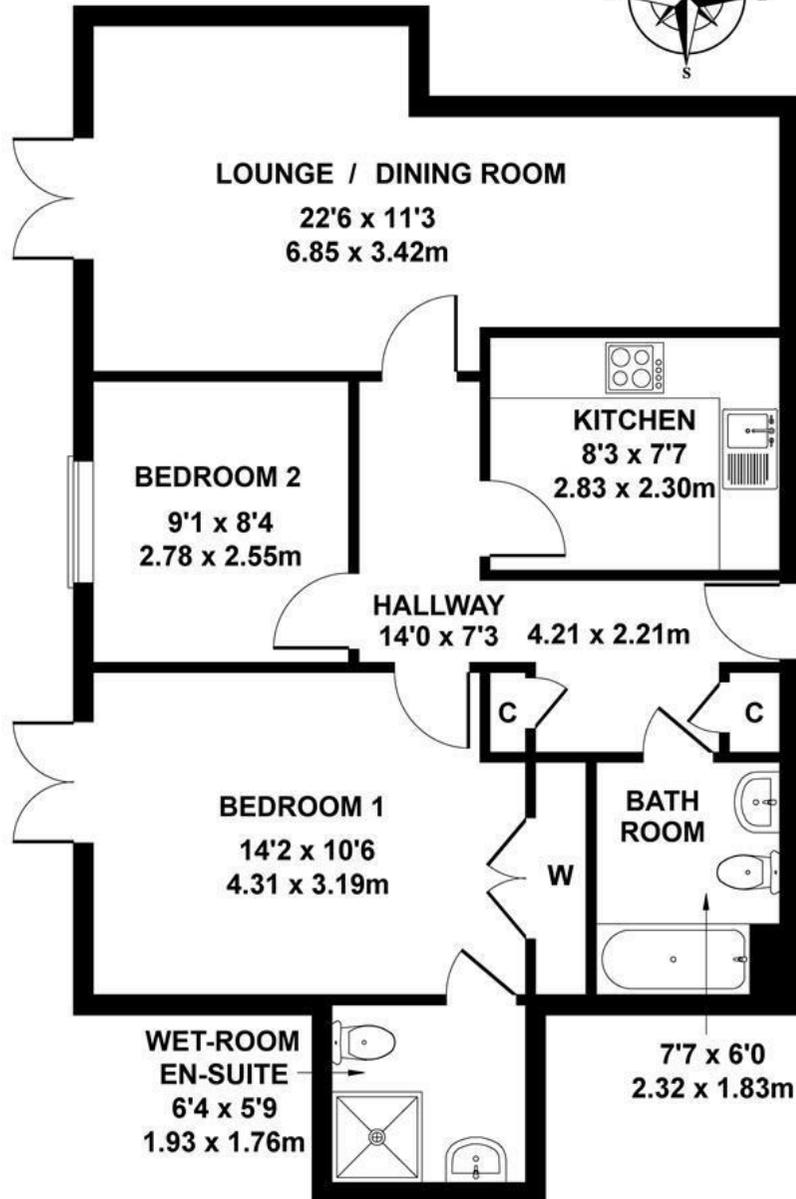
Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses and a Market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham has direct rail and bus links to Nottingham and Grantham.

For the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.



Not to Scale. For Illustrative Purposes Only.

Approximate Gross Internal Area
710 sq ft - 66 sq m



| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 62 | 64 |
| (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 | |

Council Tax Band

B

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

The 99 Year lease commenced on 1st July 2002. The Service Charge is £774.37 per half year for 2025 and includes the Building Insurance, cleaning, lighting and maintenance of all communal areas, the service of the lift, the external window cleaning, the secure electric gates and all of the landscaped communal gardens. There is also a Ground Rent of £100.00

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 £5,183 in 2025 for this extremely important Charity.

For details of our latest quiz, please visit www.hammondpropertyservices.com/quiz

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

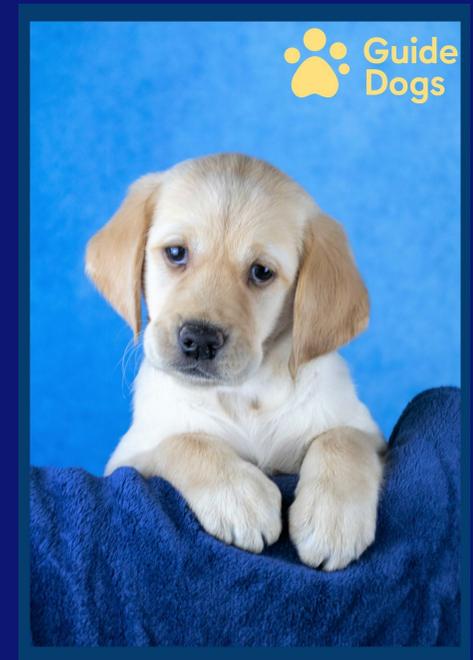
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

1st January 2026

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, a door leads to an inner hallway with a private entrance door to Apartment 4.





GROUND FLOOR
DOOR TO THE
HALLWAY THE LEADS TO
THE APARTMENT

ENTRANCE HALL

14'0 x 7'3 (4.27m x 2.21m)

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

OPEN PLAN LOUNGE / DINING ROOM

22'6 x 11'3 (6.86m x 3.43m)

with double doors leading onto a small patio area, a central heating radiator and oak flooring.





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KITCHEN AREA

8'3 x 7'7 (2.51m x 2.31m)

The kitchen has floor and wall mounted units with wood effect work surfaces, stainless steel sink and mixer tap, integrated Bosch ceramic hob with extractor hood over and Bosch electric oven under. Integrated slimline dishwasher.

BEDROOM 1

14'2 x 10'6 (4.32m x 3.20m)

A well proportioned double bedroom benefiting from built in wardrobes with double doors and hanging rail, central heating radiator and UPVC double glazed double doors to the rear elevation with views across the landscaped gardens.



BINGHAM'S COMMUNITY ESTATE AGENT

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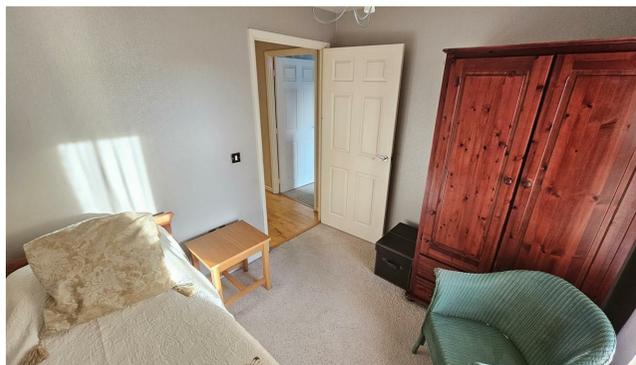
EN-SUITE 'WET' SHOWER ROOM

with a three piece white suite comprising shower area, low flush W.C., pedestal wash hand basin, ceramic tiled splashbacks, central heating radiator and extractor fan.

BEDROOM 2

9'1 x 8'4 (2.77m x 2.54m)

A further versatile space which could be utilised as additional bedroom or home office. A central heating radiator, double glazed window overlooking the rear garden.





BATHROOM

with a three piece white suite comprising panelled bath, low flush W.C., pedestal wash hand basin, ceramic tiled splashbacks, wood effect flooring, central heating radiator and extractor fan.



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.



**LOUNGE
DOUBLE DOORS**



**LOUNGE
DOUBLE DOORS**

**BEDROOM
DOUBLE DOORS**

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!

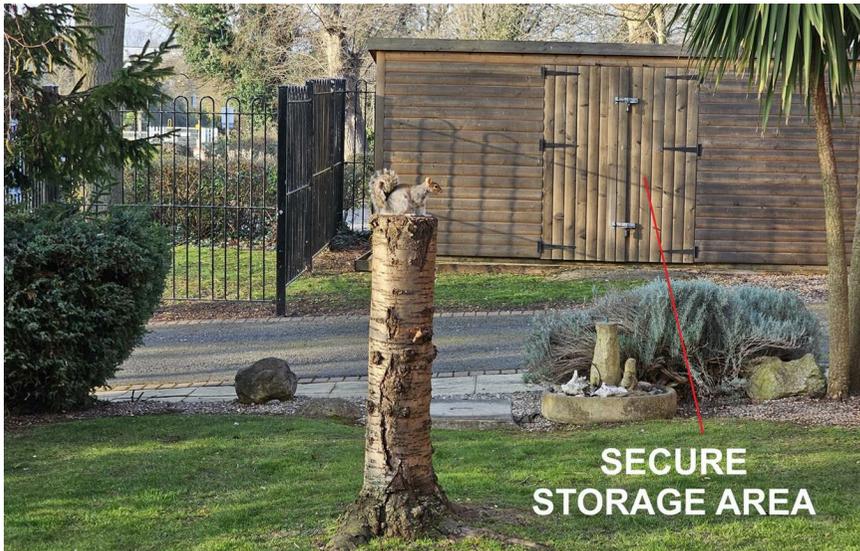


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FRONT ENTRANCE DOOR



Steve Pritchett

Please contact us for a FREE discussion on our services

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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**



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!

Want one of these???

Then get one of these!!!

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