

FOR SALE

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**14 EDEN WALK, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8YZ**

£159,950

14 EDEN WALK, BINGHAM, NOTTINGHAMSHIRE NG13 8YZ

A stunning ground floor contemporary apartment created by the highly regarded Redrow Homes to a high specification with a generous level of accommodation which includes security access to the communal entrance door, private entrance hall with both cloaks and airing cupboard, a fantastic open plan living/dining kitchen benefitting from a dual aspect ensuring a wonderful feeling of 'light and bright'.

Immaculately presented... you can walk in, put your furniture down and... do nothing!

THE PROPERTY IS BEING OFFERED WITH NO CHAIN TO ENSURE A SPEEDY COMPLETION FOR THE RIGHT BUYER

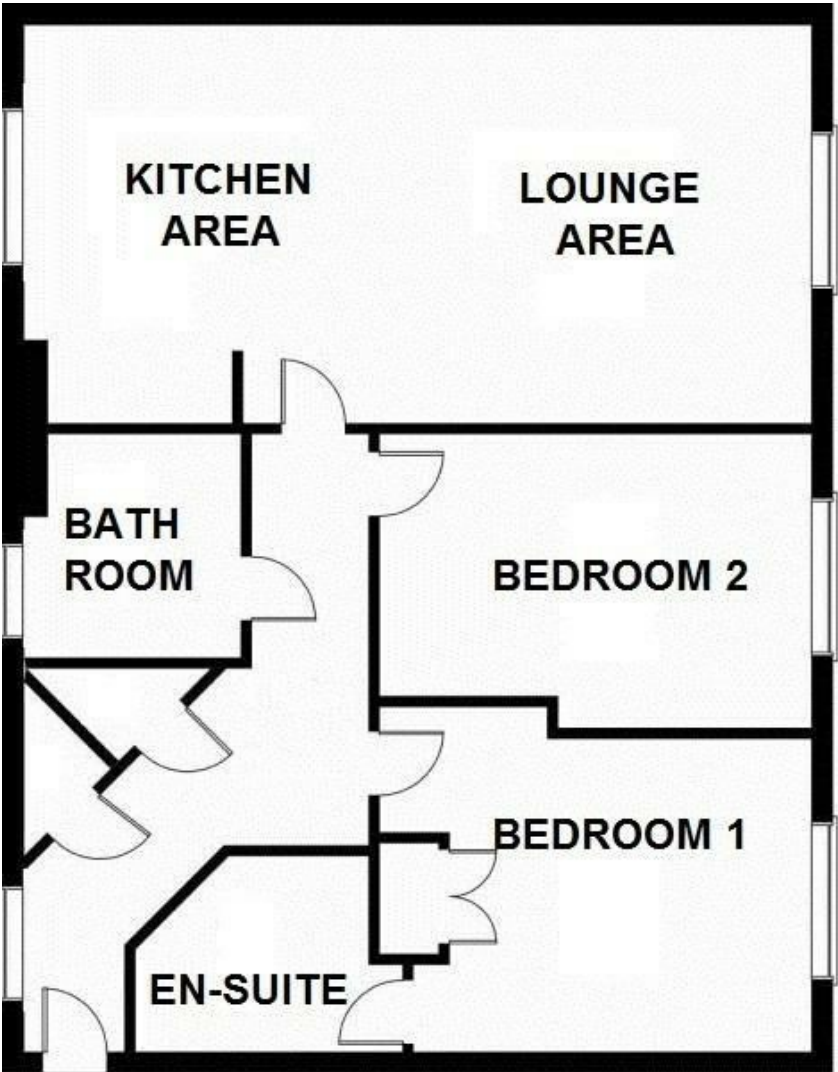
The kitchen is beautifully appointed with a generous range of contemporary gloss white fronted units with integrated appliances, which opens out into a large versatile reception space. In addition there are two double bedrooms with the master benefitting from en-suite facilities and fitted wardrobes, and a separate main bathroom. The apartment also benefits from UPVC double glazing, electric heating and neutral decoration throughout.

Overall this would be a perfect purchase for first-time buyers, single or professional couples and even buy to let investors requiring a modern low maintenance dwelling which is well placed for access to the wealth of local amenities.

The market town of Bingham is well equipped with local amenities including both primary and secondary schools, leisure centre, railway station with links to Nottingham and Grantham, range of local shops, doctors and dentists, several pubs and restaurants. Bingham is also conveniently located close to the A46 and A52 with further links to the A1 and M1 providing good road links to Nottingham and Leicester.



*** Leasehold Apartment for 125 years from 1st January 2013 with an annual service charge payable of approximately £936.46 or £78.04 per month. This covers the Building Insurance, the cleaning and lighting of all the communal areas, the gardening and maintenance of the landscaped areas, the external cleaning of the windows and your contribution to the Reserve Fund for any additional works required. The ground rent is £185.00 annually (or £92.50 bi-annually). ***



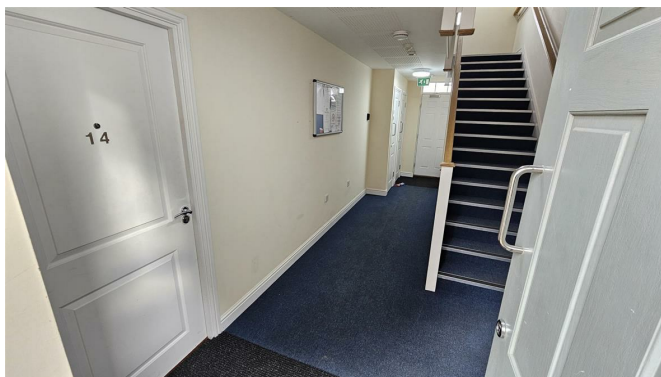
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	82
EU Directive 2002/91/EC		

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 From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. On the brow of the hill turn right into Mill Hill Road. Turn third left into Nene Way and then turn first right and right again at the 'open island' and then right again into the Building denoted as 'Eden Walk - even numbers'. Parking will be found within the open plan parking area.

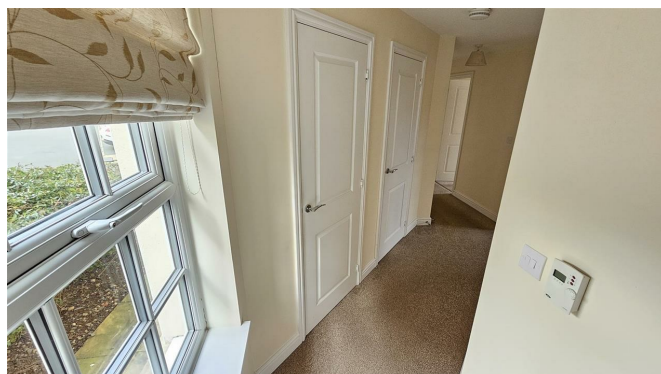
For Sat Nav use Post Code: NG13 8YZ



Security entrance door on the ground floor gives access through into the communal stairwell with Number 14 having its own private entrance door giving access through into the;

ENTRANCE HALLWAY

with a wall-mounted thermostat with security intercom, main entrance door, built-in airing cupboard which houses the pressurised hot water system, separate built-in cloaks cupboard which also houses the electrical consumer unit, wall-mounted electric heater, wired smoke alarm, UPVC double glazed window.



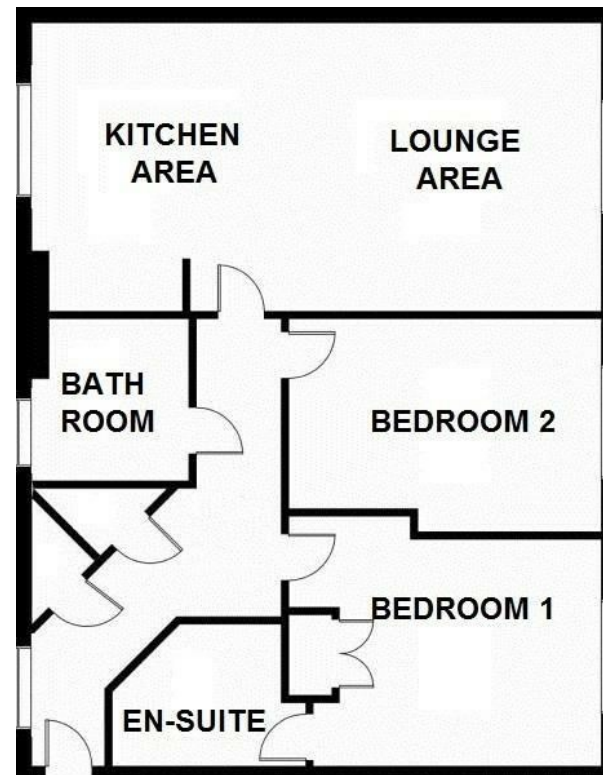


OPEN PLAN LIVING / DINING KITCHEN

23'0 x 12'0 (7.01m x 3.66m)

A superb open plan light and airy contemporary space benefitting from windows to both elevations. The room is split into two areas combining a living/dining space, two electric heaters, TV point, open plan to the kitchen which is fitted with a generous range of gloss white fronted contemporary wall, base and drawer units, brushed metal fittings, three-quarter height pull-out larder unit, marble effect laminate work surface and splashbacks, the washing machine / dryer is plumbed in and will be included within the sale, inset stainless steel one and a third bowl, sink and drainer unit with chrome swan neck mixer tap.

Integrated appliances include four ring ceramic hob, stainless steel splashback and chimney hood over, single fan assisted oven beneath, fridge and separate freezer, plumbing space for washing machine, ceiling mounted extractor and light point, UPVC double glazed window to the Lounge area and views across the parking courtyard from the Kitchen area.





BEDROOM 1

12'9 x 9'0 (3.89m x 2.74m)

A pleasant double bedroom benefitting from en-suite facilities as well as fitted wardrobes with hanging rail and storage shelf over, electric heater, TV point, UPVC double glazed double window and a further door leads through into the

EN-SUITE SHOWER ROOM

Appointed with a contemporary three piece white suite comprising of shower enclosure with bi-fold door, chrome wall-mounted thermostatic shower mixer and independent handset over, two flush W.C., wall-mounted half pedestal wash basin with chrome mixer tap and pop-up waste, mirror tile splashback, wall-mounted shaver point, contemporary towel radiator and extractor fan.





BEDROOM 2

12'9 x 8'3 (3.89m x 2.51m)

A versatile space which could be utilised as a second reception room or Bedroom, electric heater, UPVC double glazed window.

BATHROOM

with a three piece contemporary white suite comprising of panelled bath with chrome mixer tap and pop-up waste, over-mounted chrome thermostatic shower mixer with independent handset over, glass shower screen, low flush W.C., wall-mounted half pedestal wash basin with chrome mixer tap and pop-up waste, mirror tile splashback, electric contemporary towel radiator and an extractor fan.





OUTSIDE

The property occupies a pleasant position in this highly regarded and well-served market town, occupying an ideal location for ease of access to local amenities. To the exterior of the property is a communal car park with an allocated parking space. Access to the apartments can also be achieved via a second secure entrance door from the side of the block that overlooks Mill Hill Road. Once parked on the road, a short walk brings you to this second door with security entrance system or parking can be found within the communal area.

