

FOR SALE

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

£105,000

30 HARRISON COURT, BINGHAM, NOTTINGHAMSHIRE NG13 8TD

Yet another fine opportunity to acquire an easily managed and double glazed first floor apartment within this purpose built block designed specifically for the over 55s only. Most of the apartments are very similar in layout however, this particular apartment enjoys a really delightful position within the development.

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.

This is a leasehold property. The Lease began in 1987 and continues for 999 years. There is an annual maintenance charge of £1698.60 (£141.55 per month) 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.

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 hourly.



VIEWING APPOINTMENT

Date: _____

Time: _____

Meeting: _____

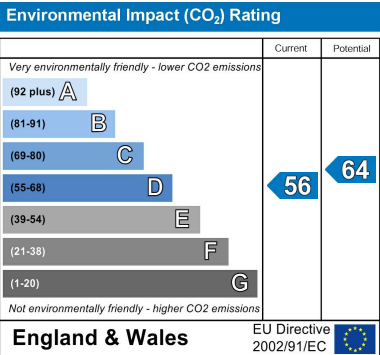
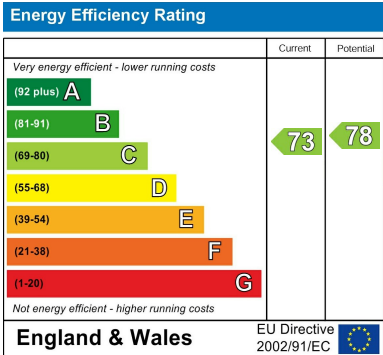


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Turn eventually right into Thoresby Road. At the T junction turn left into Bowland Road. Turn right into Wychwood Road where the Harrison Court development will then be seen on the left hand side. Please park within the dedicated car parking area and the entrance door to Number 30 will be found on Wychwood Road.

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

Council Tax Band

A



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 Trainer and we will receive more updates as Pearl progresses to become a fully trained Guide Dog... before she is matched with a suitable recipient.

See all our properties at
OnTheMarket.com



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Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £3,712 last year for this extremely important Charity.

BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support many of the organisations and annual events in and around Bingham which help to make this such a wonderful town and area to live in.

For more details, contact us at

sponsorship@hammondpropertyservices.com





Entrance door through to

LOBBY

Stairs to the first floor accommodation.

LANDING

with electric convector heater.

KITCHEN

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

Fitted with a range of wall and base units. Stainless steel sink and drainer with mixer tap. Tiled splash backs. Double glazed window. Electric hob with oven under and stainless steel extractor fan over.





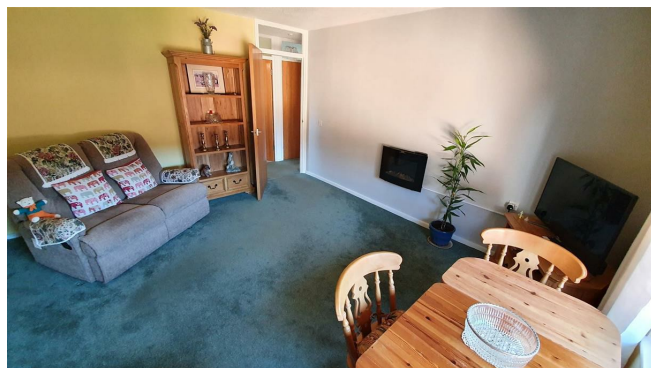
LOUNGE

14'0 x 13'0 (4.27m x 3.96m)

Double glazed windows overlooking the courtyard gardens. Electric convector heater. Wall mounted feature fireplace.

SHOWER ROOM

Wet room style walk in shower with electric wall mounted shower, tiled walls, low level flush W.C, wash hand basin, chrome heated towel rail and double glazed window.





BEDROOM ONE

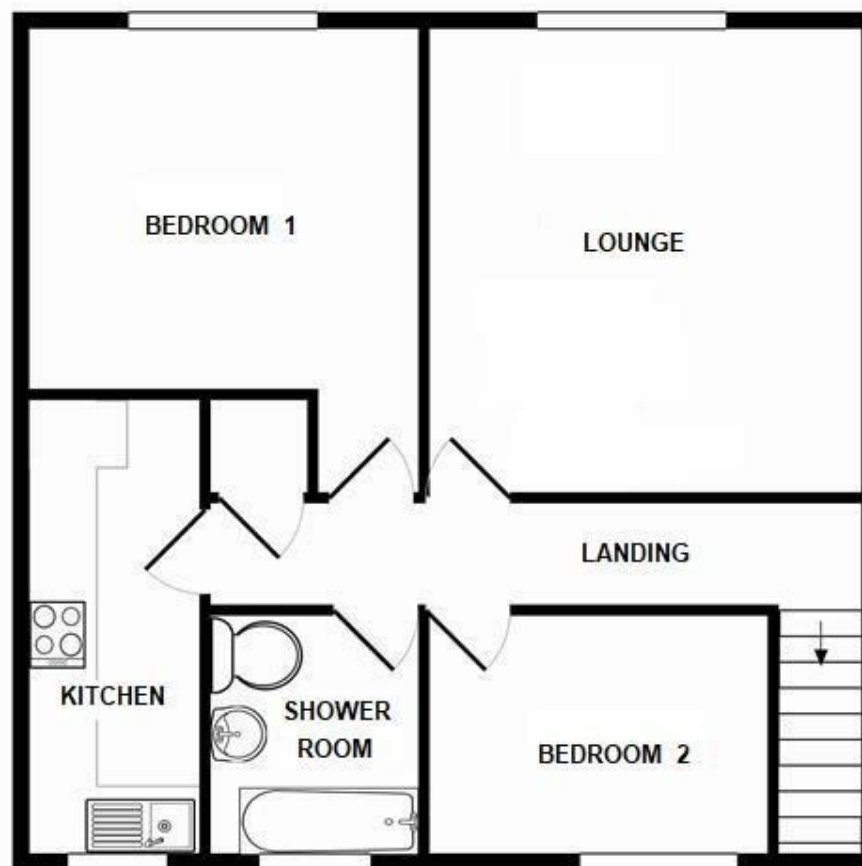
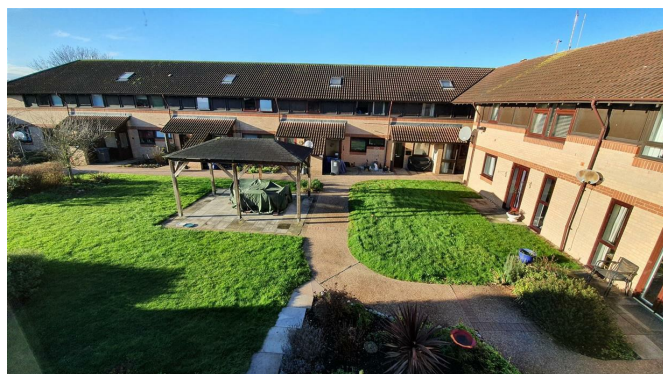
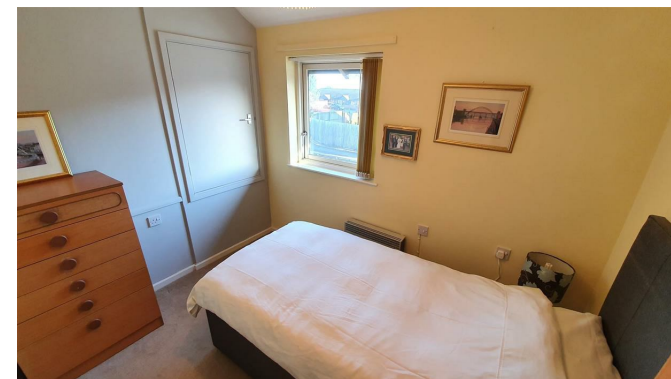
14'3 x 11'6 (4.34m x 3.51m)

Double glazed window overlooking the landscaped courtyard garden and electric convector heater.

BEDROOM TWO / DINING ROOM

10'0 x 7'3 (3.05m x 2.21m)

Electric convector heater. Storage cupboard and double glazed window.





OUTSIDE

To 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.





Oliver Styles

Call me to get a free mortgage quote or to compare against any figures you may have already obtained - I'm here to help!

What have you got to lose?

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Did you know that we have a Rental Department?

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We offer two options!

FULLY MANAGED or **INTRODUCTION 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.

For more information, call **Gaynor Haywood** on **01949 87 86 90**





SOLD

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Then get one of these!!!

→



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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!