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FOR SALE

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Bingham
Nottinghamshire
NG13 8AR

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**19 HASSALL COURT, LONG ACRE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8BS**

£159,950

Superb, beautifully appointed first floor apartment, close to an array of local amenities, offering two double bedrooms, open plan living kitchen & allocated parking.

Constructed by Wynbrook Homes and formerly known as the Old Bowling Green, this development of superior two bedroom apartments is located in the heart of Bingham and was completed in early 2005.

The apartment benefits gas central heating and sealed unit double glazing, beautifully appointed and well equipped contemporary kitchen with integrated appliances including CDA stainless steel fan assisted oven, CDA hob and extractor. Presented in excellent decorative order and offering one allocated parking space within the communal and open courtyard. Due to the southerly aspect to the front and the position of the apartment it enjoys plenty of light and brightness with views to the rear across towards St Mary and All Saints Church.

A bus stop is conveniently located adjacent to the entrance of Hassall Court with a very regular service into Nottingham.

Please note that the property is Leasehold.

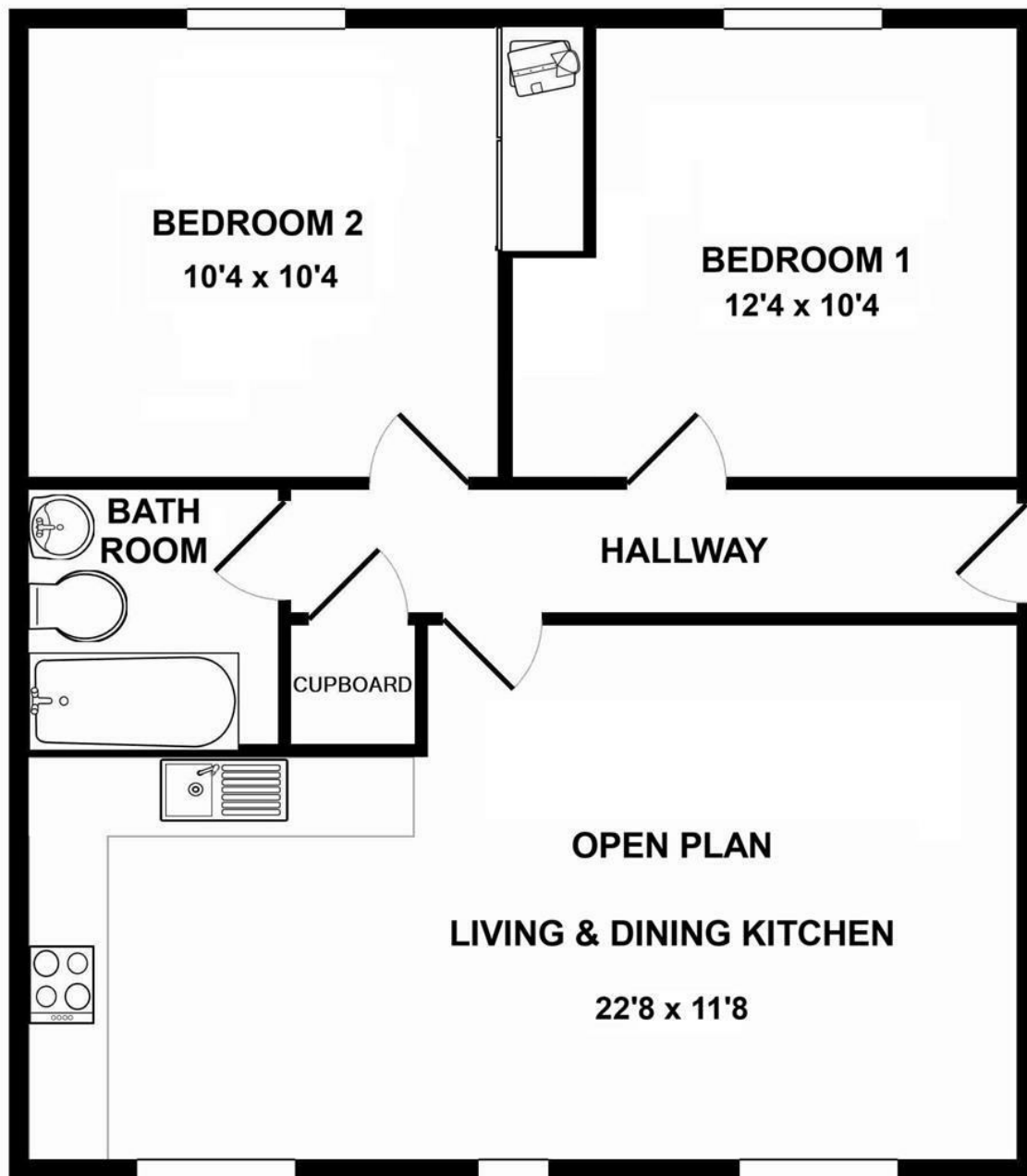
The 997 Year lease commenced September 2006. The service charge is £960.00 per annum and includes the Ground Rent, the building insurance, cleaning, lighting and maintenance of all communal areas, the external window cleaning, and the maintenance of all the landscaped communal garden areas.

The property is likely to appeal to young professionals, couples or those looking to downsize requiring a modern low maintenance property within walking distance of the Market Place.

For young professionals, Bingham really is the perfect location. It is around 9 miles from Nottingham City Centre and is just a couple of minutes from the Vale of Belvoir with its quaint villages and lovely countryside – ideal for relaxing Sunday afternoon walks!

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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		
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 Leaving our Bingham office via Market Street, turn left onto Long Acre and proceed for a couple of hundred yards taking a left hand turn into Hassall Court. Bear right into the open parking area and the entrance to the apartment block will be found of the right hand side with the entrance door to apartment 19 being found through the main entrance doors, up the stairs to the first floor landing.

For Sat Nav use Post Code: NG13 8BS

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

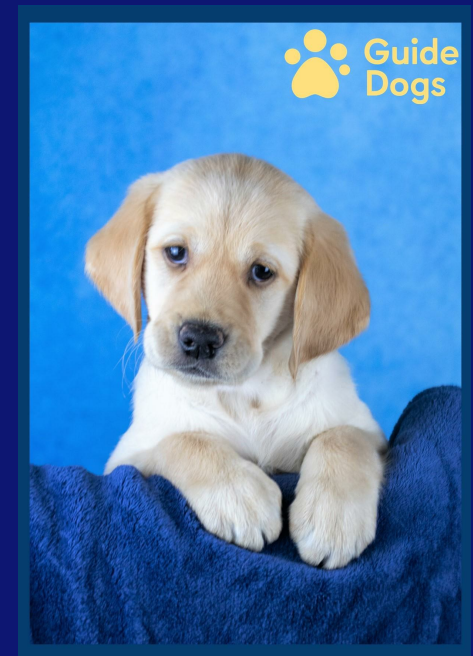
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.



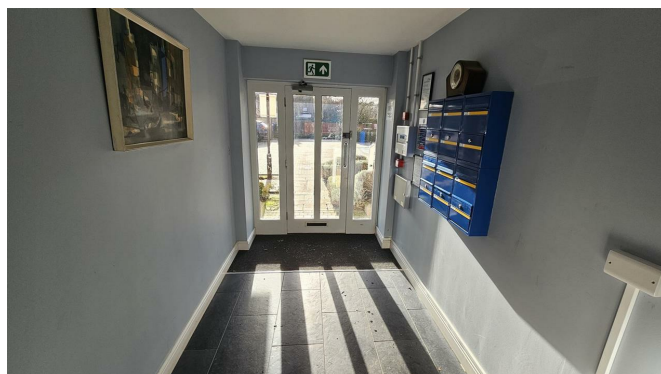
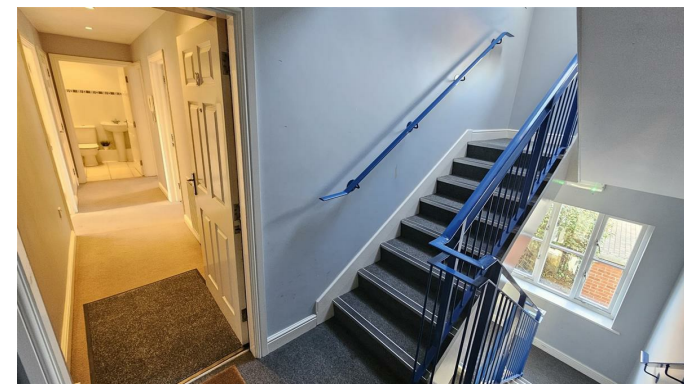


FRONT ENTRANCE DOOR

This leads into the communal porch with individual post boxes for each apartment. A further secure door lead into the communal stairwell with stairs to the first floor landing.

ENTRANCE HALL

with a wall mounted intercom, built-in storage cupboard, central heating radiator and door into the lounge area of the open plan living & dining kitchen.



OPEN PLAN LIVING & DINING KITCHEN

22'8 x 11'8 (6.91m x 3.56m)

A light and airy reception room due to being southerly facing, ensuring plenty of light throughout the day, carpeted flooring to the lounge area, central heating radiator, two double glazed windows to the front elevation with a southerly aspect. The living area is open plan to the kitchen area.

KITCHEN AREA

With a superb modern contemporary range of wall, base and drawer units with brushed metal fixtures and fittings. Integrated CDA four ring stainless steel gas hob, stainless splash-back and cooker hood above, single CDA electric oven beneath, integrated fridge freezer and washing machine. L shaped configuration of rolled edge laminate work surface with inset stainless steel sink and drainer unit with chrome mixer tap and ceramic tiled splash-backs. Wall mounted gas central heating combi boiler (fitted 2023 with a 10 year warranty) concealed behind matching kitchen door front, slate effect ceramic tiled floor, ample room for breakfast or dining table, inset down lighters to the ceiling, central heating radiator and a double glazed window to the front elevation.





BEDROOM 1

12'4 x 10'4 (3.76m x 3.15m)

With a central heating radiator and double glazed windows to the rear elevation looking towards St Mary's & All Saints Church. Wardrobe recess.

BATHROOM

6'4 x 6'0 (1.93m x 1.83m)

With a three piece white suite comprising a panelled Carronite bath (installed 2022) with shower over and pivot screen, a low flush WC, pedestal wash hand basin with chrome mixer tap, ceramic tiled splash-backs, inset down lighter to the ceiling, central heating radiator, ceramic tiled floor. Recessed lighting.





BEDROOM 2

10'4 x 10'4 (3.15m x 3.15m)

With a central heating radiator and double glazed windows to the rear elevation looking towards St Mary's & All Saints Church. Fitted wardrobes with sliding door fronts and central mirrored door.

OUTSIDE

The landscaped and very well maintained gardens are a pleasure and a very good indication of how well the Management Company is run. There is an allocated parking space for Apartment 19. PLEASE NOTE – there is a communal cycle-shed within the car park for secure bicycle storage.



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Steve Pritchett

Please contact us for a FREE discussion on our services

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A comprehensive colour brochure will be available for prospective tenants.

Please call **Denise Campbell** on **01949 87 86 90**





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→



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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!