

JOHNSONS & PARTNERS

Estate and Letting Agency



64 OAK LODGE, OAK AVENUE, BINGHAM

NOTTINGHAM, NG13 8DP

ASKING PRICE £132,500



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NO UPWARD CHAIN & RECENTLY RENOVATED

We are delighted to offer to the market this well presented and spacious two bedroom ground floor apartment situated on the 'Tree Estate' close to the hear to Bingham Town Centre.

Suitable for a wide variety of buyers from people wishing to downsize, first time buyers and investors. The property is currently tenanted.

The accommodation comprises and entrance hallway, modern fitted kitchen. living room with windows to the rear, two double bedroom and a bathroom. Each property has its own entrance rather than a communal hallway.

Outside there is residents parking and a garage and access to communal gardens.

The building spans 3 floors of self contained apartments and is set back from the road in a popular location close to amenities. There is a path leading from the rear of the property to Long Acre East giving access to Bingham Town Centre.

Any viewing is to be made via our office and is strictly by prior appointment only.

Entrance Hall

Kitchen

Living / Dining Room

Bedroom One

Bedroom Two

Bathroom

Residents Parking

Garage

Lease Details

The property lease term is for 125 Years from 29th September 2019

Agents Disclaimer

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars.

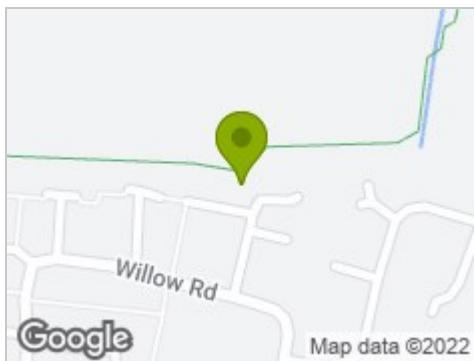
These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Anti Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Johnsons and Partners require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Johnsons and Partners instructing solicitors in the purchase or the sale of a property.



Road Map



Hybrid Map



Terrain Map



Floor Plan



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

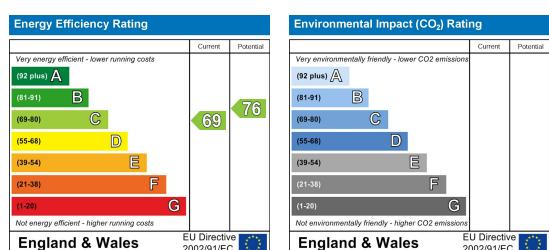
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019

Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.