

# 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 an entrance hallway, modern fitted kitchen, living room with windows to the rear, two double bedrooms 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

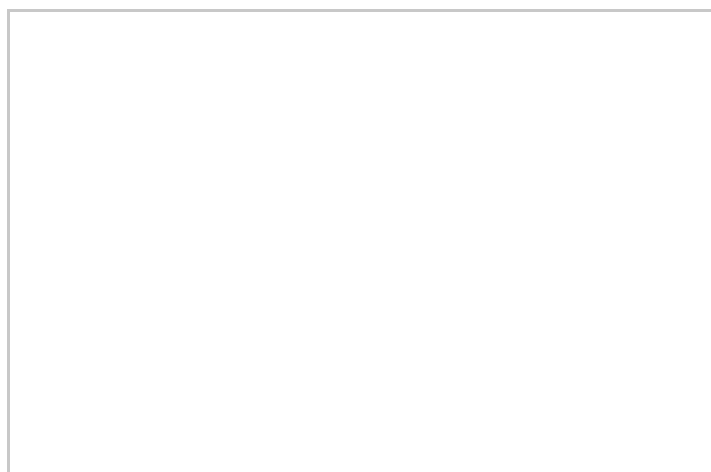
[Agents Disclaimer](#)

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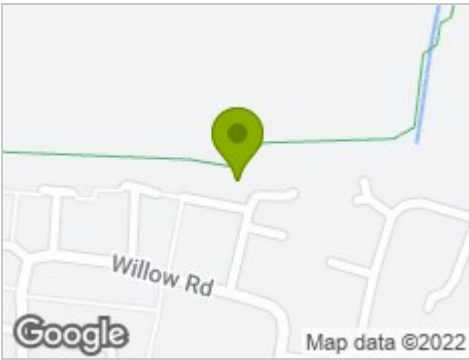
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[Anti Money Laundering](#)

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



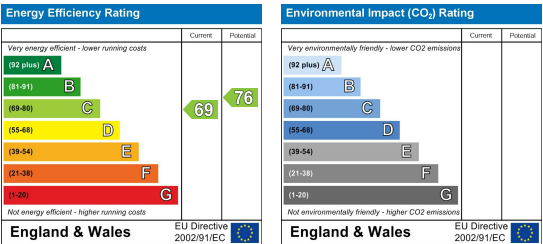
Floor Plan



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



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