



**Binding House, Binding Close  
Carrington, Nottingham NG5 1RG**

**A TWO BEDROOM GROUND FLOOR  
APARTMENT SITUATED IN CARRINGTON,  
NOTTINGHAM!**

**Guide Price £120,000 Leasehold**



\*\* GUIDE PRICE £120,000 - 130,000 \*\*

This modern and well-presented ground floor apartment, located in the popular area of Carrington, Nottingham, offers a perfect blend of comfort and style. Featuring an open-plan lounge and kitchen, the property provides a bright, airy living space that's ideal for both relaxation and entertaining. The well-equipped kitchen flows seamlessly into the lounge area, creating a fantastic social space.

The apartment comprises two good-sized bedrooms, with the primary bedroom benefiting from its own en-suite and a separate bathroom which completes the accommodation.

Further highlights include a new boiler which was fitted in 2024, ensuring efficient heating and peace of mind for years to come. Additionally, the property comes with one allocated parking space for convenience.

With its contemporary design, low-maintenance living, and great location close to local amenities and transport links, this apartment is perfect for first-time buyers, professionals, or investors.

CALL US TODAY TO ARRANGE YOUR VIEWING!



### Front of Property

To the front and side of the property there are plants and shrubbery.

### Entrance Hallway

Wooden entrance door leading into the entrance hallway comprising carpeted flooring, wall mounted radiator, intercom service, storage cupboard housing water cylinder and electrical consumer unit, doors leading off to rooms.

### Kitchen Living Diner

19'1" x 14'0" approx (5.82 x 4.27 approx)

Carpeted flooring, wall mounted radiator, built in storage cupboard, UPVC double glazed window to the front elevation, UPVC double glazed door to the front elevation, a range of wall base and drawer units with work surfaces over incorporating sink and drainer unit with mixer tap, electric oven with electric hob above and extractor hood over, space and plumbing for a washing machine, integrated fridge freezer, linoleum flooring.

### Bedroom One

10'5" x 13'8" approx (3.18 x 4.17 approx)

Carpeted flooring, UPVC double glazed window to the front elevation, door to en-suite, wall mounted radiator.

### En-suite

3'11" x 7'5" approx (1.20 x 2.28 approx)

Linoleum flooring, wall mounted radiator, WC, hand wash basin with mixer tap, shower cubicle with mains fed shower, tiled splashbacks, shaver point.

### Bedroom 2

8'2" x 9'11" approx (2.50 x 3.03 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

### Bathroom

5'0" x 8'5" approx (1.54 x 2.58 approx)

Linoleum flooring, wall mounted radiator, WC, handwash basin with mixer tap, tiled splashbacks, panelled bath with mixer tap.

### Rear of Property

To the rear of the property there is an allocated parking space for the property, enclosed bin store.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

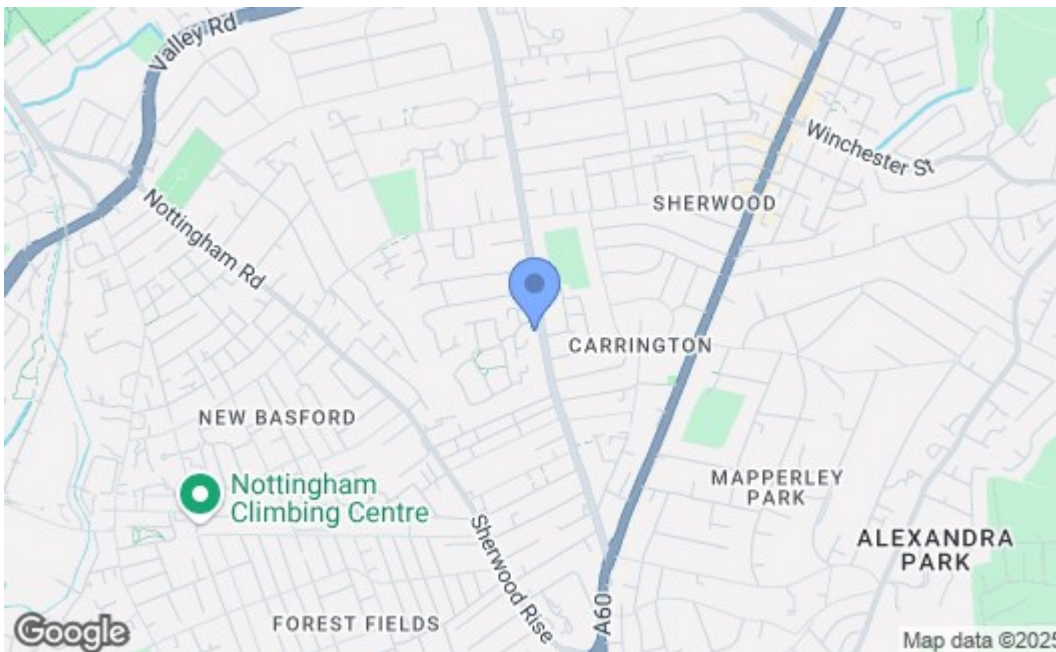
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.