

FOR SALE

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Selected as the best independent estate agent
by the Relocation Agent Network to represent
the Network in the Bingham area



**31 GREEN COURT, BINGHAM
NOTTINGHAM NG13 8AA**

£135,000

31 GREEN COURT, BINGHAM, NOTTINGHAM NG13 8AA

Constructed by Bryant Homes, this exclusively apartment complex is situated within the heart of Bingham within walking distance of local amenities providing low maintenance and secure modern living.

This second floor apartment is one of 32 differing designs completed to the highest of standards with quality fixtures and fittings including fully equipped kitchen with an extensive range of built-in Neff appliances benefiting from gas central heating and UPVC double glazing and all situated right at the heart of this popular market town within walking distance of the wealth of local amenities.

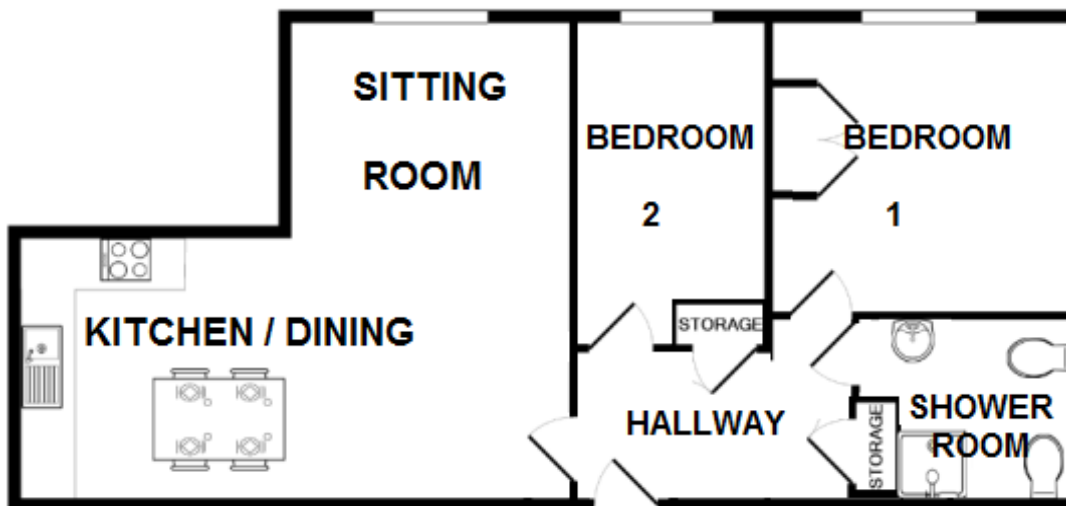
The property provides low maintenance living with secure access and parking and is likely to appeal to a relatively wide audience, with the complex benefiting from a lift to all floors as well as stairwell access.

The apartment has UPVC double glazing and gas central heating, contemporary kitchen with integrated appliances as well as neutral decoration. This particular apartment offers generous space with private entrance hall leading through to a fantastic open plan living/dining/kitchen creating a superb entertaining space. In addition there are two bedrooms, the master being a generous double with built in wardrobes, plus main shower room.

The market town of Bingham is well equipped with local amenities including both primary and secondary schools, leisure centre, railway station with links to Nottingham and Grantham, range of local shops, doctors and dentists, several pubs and restaurants. Bingham is also conveniently located close to the A46 and A52 with further links to the A1 and M1 providing good road links to Nottingham and Leicester.



Plenty of secure parking within the communal area of landscaped gardens – and all a short stroll of the Bingham Market Place... perfect!



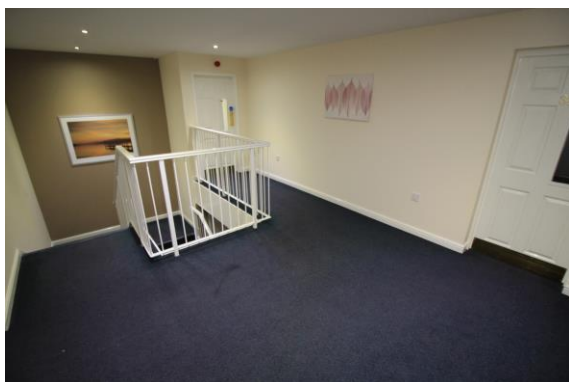
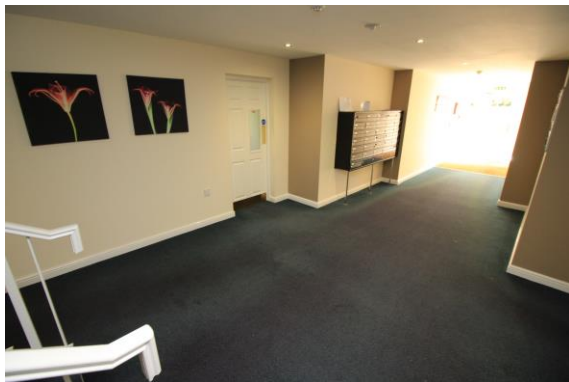
Please note that the property is Leasehold.

The 99 Year lease commenced 29th November 2002. The Service charge is £649.74 per half year and includes the Building Insurance, cleaning, lighting and maintenance of all communal areas, the lift, the external window cleaning, the secure electric gates and all of the landscaped communal gardens. £200 Ground Rent per annum.

DIRECTIONAL NOTE: the property may be approached by turning left out of our Bingham Office and travelling down Moor Lane where the development will be found on the right hand side. The property is accessed by keying 31 and then the 'keyhole' button into the Intercom System.



SECURE COMMUNAL ENTRANCE HALL Ground floor hallway with stairs and serviced lift to both first and second floors. Secure postboxes for all apartments. From the second floor landing a private entrance door leads to the hallway of Apartment 31.





ENTRANCE HALL

4.88m (16'0) max x 2.13m (7'0) max

A well proportioned initial entrance vestibule having central heating radiator, two ceiling light points, wired smoke alarm, wall mounted telephone intercom, built in cloaks cupboard which also houses electrical consumer unit, separate airing cupboard housing the replacement gas combination boiler.



OPEN PLAN SITTING ROOM / KITCHEN

7.01m (23'0) x 5.44m (18'0) max

A fantastic well proportioned L shaped reception area, open plan to the kitchen creating a superb entertaining space.

SITTING AREA

5.79m (19'0) x 3.71m (12'2)

With a wood effect laminate flooring, two ceiling light points, central heating radiator, TV point, UPVC double glazed dormer window to the front elevation.





BEDROOM 1 3.96m (13'0) max x 3.58m (11'9)

A well proportioned double bedroom benefitting from built in wardrobes with double doors, hanging rail and storage shelf over, additional alcove to the side, ceiling light point, central heating radiator and UPVC double glazed dormer window to the rear elevation with views across the landscaped gardens .



BEDROOM 2 3.71m (12'2) max x 2.01m (6'6)

A further versatile space which could be utilised as additional bedroom or home office. Having central heating radiator, ceiling light point, part pitched ceiling with velux skylight.



SHOWER ROOM 2.13m (7'0) x 1.83m (6'0)

Having a three piece white suite comprising bidet, corner shower unit, close coupled W.C., pedestal wash hand basin, ceramic tiled splashbacks, mosaic tiled floor, central heating radiator, ceiling light point and extractor.





OUTSIDE To the fore of the property are the coded pedestrian and vehicular gates which ensure a sense of security. The communal gardens are constantly maintained and there is the necessary communal lighting you would expect throughout the property and the grounds.



Energy Performance Certificate



Flat 31 Green Court
Moor Lane
Bingham
NOTTINGHAM
NG13 8AA

Dwelling type: Top-floor flat
Date of assessment: 12 October 2011
Date of certificate: 13 October 2011
Reference number: 9695-2807-6007-9999-8255
Type of assessment: RdSAP, existing dwelling
Total floor area: 60 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	82	84
(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	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	122 kWh/m ² per year	110 kWh/m ² per year
Carbon dioxide emissions	1.4 tonnes per year	1.3 tonnes per year
Lighting	£75 per year	£38 per year
Heating	£218 per year	£224 per year
Hot water	£84 per year	£84 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

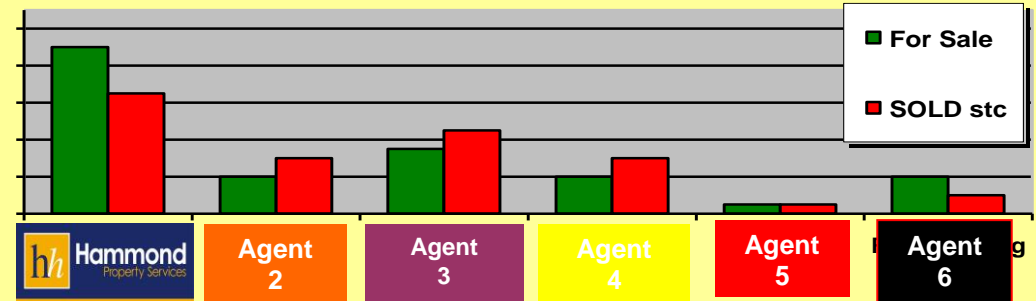


Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Report from latest HAMMOND Property Services 'Board Meeting'

We carry out a regular "board count" within Bingham by making a note of every For Sale and **SOLD** board within the Bingham boundary on a particular day. This regular source of information allows us to gauge what's happening to the housing market of Bingham; whether sales are being agreed within a short period of time, which types of houses sell quicker than others, any increases in house prices **AND**.... which Estate Agents have more properties to offer potential buyers **AND** which Estate Agents have more **SOLD** boards than others. Here is the chart of the board count for Bingham properties on 23rd July 2015.



Conclusions from our Board Meeting:

If you are looking to buy a property

HAMMOND property services have more properties with For Sale boards within Bingham than any other Estate Agent – call in now and see what we've got!

If you are looking to sell a property

HAMMOND property services have more **SOLD** boards within Bingham than any other Bingham Estate Agent! We are confident we can sell yours! Call us now to discuss the most suitable marketing strategy for your particular property! - **01949 87 86 85**

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