



Long Acre, Bingham
Nottingham, Nottinghamshire, NG13 8BS



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NG13 8BS**

Asking Price £160,000

Offered to the market is this Two Double Bedroom, Top Floor Apartment, located just a short walk away from Bingham Town Centre, local public transport links and amenities with accommodation comprising: Entrance Hall with intercom system, Open plan Living / Dining / Kitchen with fitted appliances, Two Double Bedrooms, Family Bathroom and Allocated Parking. EPC Rating - C. Council Tax Band - B. Leasehold.

Entrance

Front door into Entrance Hall

Entrance Hall

White panel doors to the accommodation, intercom system and wood effect laminate flooring

Living / Dining Space

11'5" max x 19'0" max (3.50 max x 5.80 max)

A light and bright space with double glazed window and two Velux Skylights to the front elevation, continuation of the laminate flooring, television point and open through to the Kitchen.



Kitchen

10'5" max x 9'1" max (3.20 max x 2.78 max)

Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, built-in under counter fridge and washer dryer, electric fan assisted oven and grill with four ring gas hob and extractor fan over, cupboard housing the gas central heating boiler, double glazed window and tiled flooring.

Bedroom One

10'7" max x 11'2" max (3.25 max x 3.42 max)

Double glazed window and built-in wardrobes

Bedroom Two

10'5" max x 11'2" max (3.20 max x 3.42 max)

Double glazed window

Family Bathroom

6'8" x 6'2" (2.04 x 1.88)

Fitted with a three piece suite comprising: W.C. wash basin and panel path with chrome shower over, double glazed window and tiled flooring

Parking

There is an allocated parking space to the front of the building

Agents Note

This property has mains gas central heating, mains drains, water and electric.

There was a 999 year lease when build in 2006

The monthly costings for Ground Rent and Service Charges is approximately £80 which 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.

There is broadband in the area and mobile phone signal.

Very low risk of surface water flooding, very low risk of flooding from rivers and the sea:<https://check-long-term-flood-risk.service.gov.uk/risk#>

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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		
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