



Harrison Court, Bingham
Nottingham, Nottinghamshire, NG13 8TD

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£112 000

Offered to the market is this First Floor Apartment situated within this popular over 60's development. Accommodation comprises: Entrance Hall, hallway, light and bright reception room, kitchen with walk-utility cupboard, shower room, two bedrooms, communal gardens, parking, communal laundry room and lounge area. EPC Rating - D. Leasehold with approximately 969 years remaining. Council Tax Band - A. No Upward Chain.

Entrance Hall

UPVC double glazed front door with panel into Entrance Hall having the stairs rising to the first floor.

Hall

Doors to accommodation and airing cupboard, wall mounted electric heater, emergency pull cord and loft access.

Living Room

14'2" x 13'0" (4.33 x 3.97)

A light and bright reception room with uPVC double glazed window, television point, wall mounted electric heater and feature electric fireplace.



Kitchen

5'8" x 10'3" (1.74 x 3.14)

Fitted with a good range of base and wall mounted units, space for under counter appliances and electric cooker, inset sink and drainer, tile effect flooring uPVC double glazed window and walk-in pantry cupboard with space and plumbing for washing machine.

Bedroom One

14'4" x 9'6" (4.37 x 2.90)

UPVC double glazed window, wall mounted electric heater and built-in wardrobes.

Bedroom Two

7'1" x 9'10" (2.18 x 3)

UPVC double glazed window, wall mounted electric heater and built-in storage cupboard.

Shower Room

7'1" x 6'1" (2.18 x 1.86)

Fitted with three piece wet room style suite comprising: shower, pedestal wash basin and w.c., cushion flooring, stainless steel vertical heated towel rail and uPVC double glazed window.

The Complex

The complex offers a communal car park for both residents and visitors. There are also sociable communal gardens mainly laid to lawn and a wide variety of plants which is maintained by the housing company, a communal laundry room and lounge area.

Agents Note

Leasehold

There is approximately 969 years remaining on the leasehold. A monthly service charge is payable of approximately £171 which includes maintenance of the communal lawns, car park and laundry room. external window cleaning, building insurance, communal lighting, ground rent and a 24 hour pull cord assistance service. Items that could be included in the sale are: fridge, separate freezer, washing machine and stairlift.

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

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.

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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		
England & Wales		EU Directive 2002/91/EC



1ST FLOOR



GROUND FLOOR

t: 01949839839
e: bingham@newtonfallowell.co.uk
www.newtonfallowell.co.uk

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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