

**Binding Close**  
**Nottingham NG5 IRG**

GROUND FLOOR APARTMENT WITH  
TWO WELL PROPORTIONED BEDROOMS  
WITH EN-SUITE TO THE MAIN BEDROOM

**Guide Price £125,000 Leasehold**



Robert Ellis are delighted to bring to the market this well presented two bedroom ground floor apartment situated within this popular modern development in Carrington, Nottingham. Positioned to the rear of the building, the apartment enjoys a quieter setting whilst still being conveniently located for Nottingham City Hospital, Sherwood High Street, Nottingham City Centre and a wide range of local amenities and transport links.

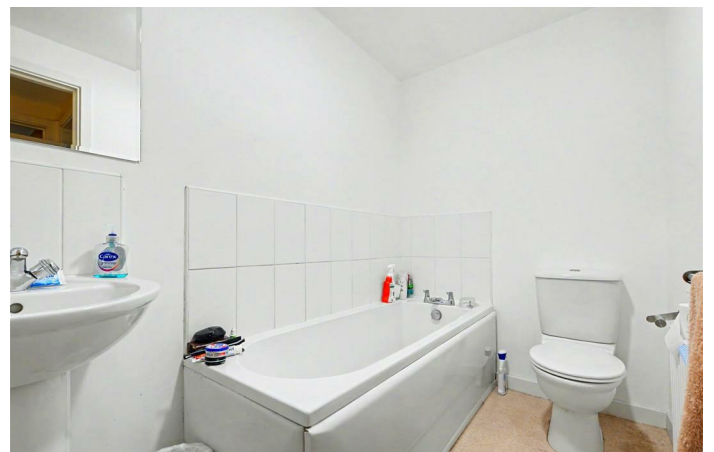
The property offers well-proportioned accommodation throughout and briefly comprises an entrance hallway with a useful storage cupboard and intercom entry system, a spacious open-plan lounge diner, and a fitted kitchen with a range of wall, base, and drawer units together with integrated appliances.

There are two bedrooms, with the main bedroom benefiting from an en-suite shower room, as well as a separate bathroom fitted with a three-piece suite.

The apartment also benefits from gas central heating, double glazing and an allocated parking space.

This fantastic apartment would make an ideal first time purchase, buy-to-let investment or property for somebody looking to downsize whilst remaining close to excellent local amenities and transport connections.

An internal viewing comes highly recommended in order to appreciate the accommodation on offer.



#### Entrance Hallway

8'9 x 4'9 approx (2.67m x 1.45m approx)

Ceiling light point, wall mounted radiator, intercom, airing cupboard, carpeted flooring, panelled doors leading off to:

#### Airing Cupboard

2'11 x 5' approx (0.89m x 1.52m approx )

Hosing the Megaflow hot water cylinder, electrical consumer unit and providing additional storage space.

#### Family Bathroom

5' x 8'6 approx (1.52m x 2.59m approx)

Panelled bath with mixer tap over, pedestal wash hand basin, tiled splashbacks, low level flush WC, wall mounted radiator, ceiling light point, extractor fan, shaver point.

#### Bedroom One

10'7 x 13'10 approx (3.23m x 4.22m approx)

Double glazed window to the rear elevation, ceiling light point, wall mounted radiator, carpeted flooring, door leading through to the en-suite.

#### En-Suite Shower Room

7'10 x 3'11 approx (2.39m x 1.19m approx )

Walk-in shower enclosure featuring mains fed shower over, tiled splashbacks, pedestal wash hand basin, low level flush WC, linoleum floor covering, wall mounted radiator, ceiling light point, extractor fan, shaver point.

#### Bedroom Two

9'11 x 8'02 approx (3.02m x 2.49m approx)

Double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, ceiling light point.

#### Open Plan Living Dining Kitchen

14'2 x 19'01 approx (4.32m x 5.82m approx)

This open plan living dining kitchen benefits from having a range of matching wall and base units incorporating laminate worksurfaces over, stainless steel sink with mixer tap over, integrated oven with four ring hob over, integrated slimline dishwasher, integrated fridge freezer, ample storage cabinets, upstand splashbacks, dining area, seating area, wall mounted radiators, ceiling light points, double glazed window to the rear elevation with double glazed rear access door, storage cupboard.

#### Storage Cupboard

Housing the gas central heating boiler.

#### 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, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

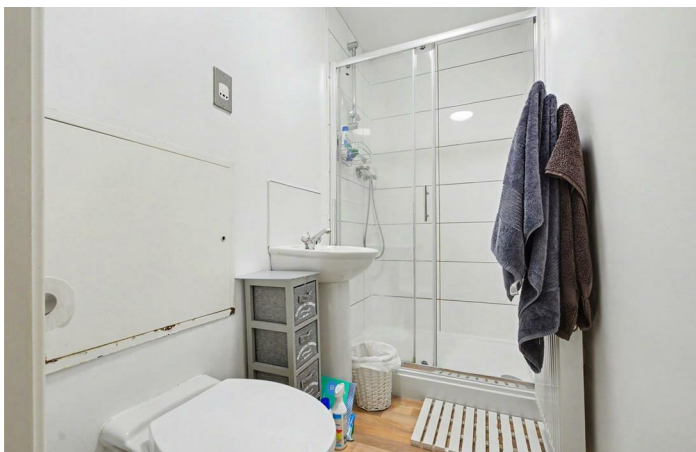
Flood Risk: No flooding in the past 5 years

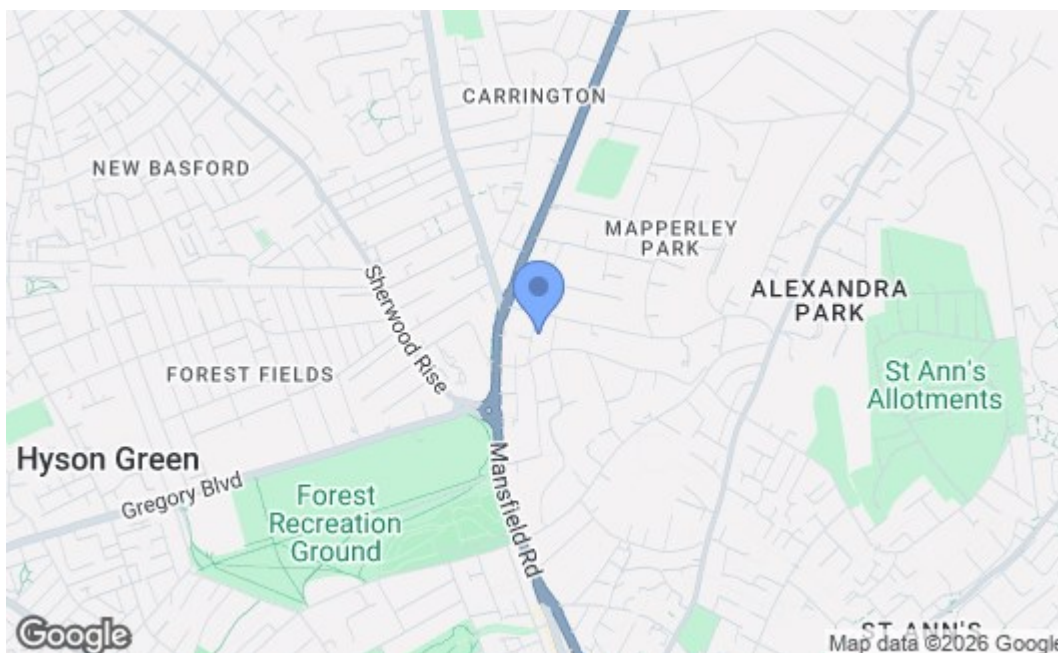
Flood Defences: No

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		78	79
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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.