



**4 Linley Court, Bingham, Nottingham, NG13 8FA**

**£825 Per month**

- Available 2nd February
- Unfurnished
- Close to amenities
- Separate Kitchen and Lounge
- Council Band A
- 2 Bedroom apartment in the heart of Bingham
- Suited to a professional person or couple
- Great transport links
- EPC D

# 4 Linley Court, Nottingham NG13 8FA

Two-bedroom apartment, set on the second floor in a popular location in the heart of Bingham,  
The property has easy access to local shops, amenities and transport links.

The apartment includes a modern fitted kitchen with electric oven and hob, a comfortable living room, one double bedroom, a good-sized second bedroom and a bathroom with a shower over the bath.

Please note there is no allocated parking with the property, however on-street parking is available close by.

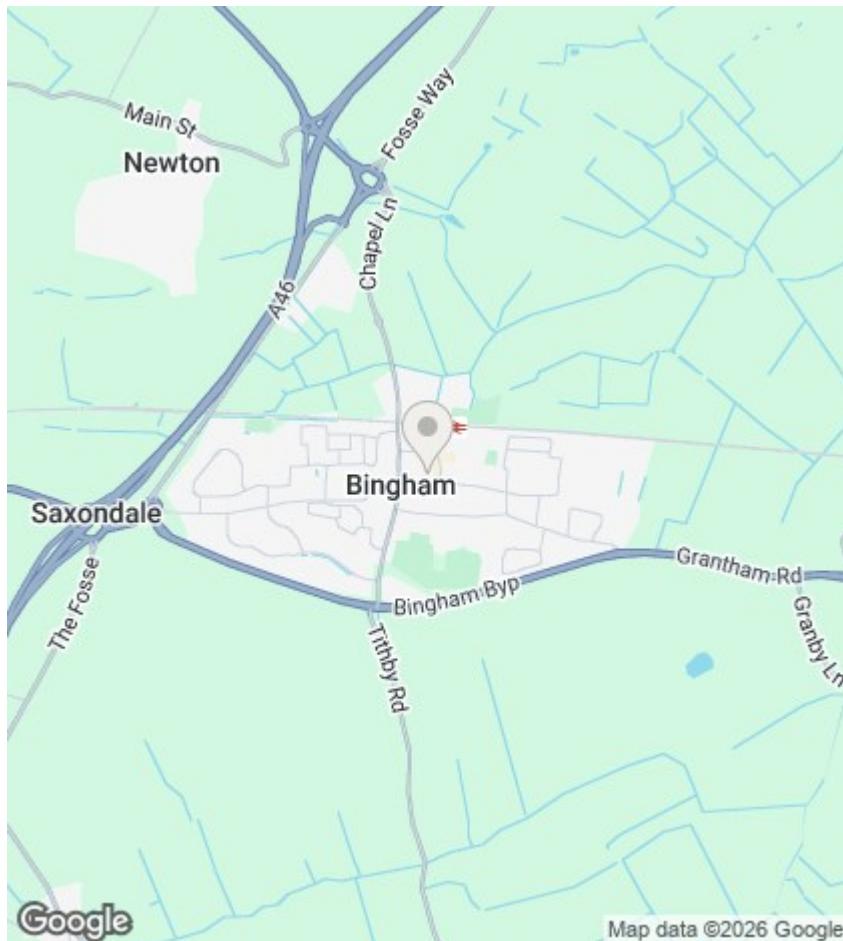
Bingham also boasts a great selection of shops, cafés bars and restaurants, along with schools for all ages, health centres and other everyday amenities. Bingham is a well-regarded market town around 10 miles from Nottingham city centre, popular with commuters thanks to its excellent transport links. The town is served by regular bus and train services and offers easy access to the A52, A46, M1 and East Midlands Airport.



Council Tax Band:







## Directions

## Viewings

Viewings by arrangement only. Call 01157042554 to make an appointment.

## EPC Rating:

C

| 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                             | 69      |           |
| EU Directive 2002/91/EC                     |         |           |