



Flat 4 Thraves Place,  
Radcliffe-On-Trent, NG12 2BJ

# Flat 4 Thraves Place, Radcliffe-On-Trent, NG12 2BJ

Occupying a first floor position, the well presented apartment provides accommodation including an open plan living space incorporating a modern fitted kitchen, inner hallway to two good size bedrooms, a bathroom and an en-suite shower room.

Benefiting from gas central heating and UPVC double glazing, the property has an allocated car parking space on site and visitor parking spaces.

Situated in the highly regarded South Nottinghamshire village of Radcliffe on Trent, within easy reach of Nottingham, Leicester and surrounding villages and has access to excellent facilities including schools, shops and restaurants.

An ideal investment or first time purchase.

## Offers In The Region Of £130,000





### Directions

Main Road is a continuation of Nottingham Road from Grantham Road, Radcliffe on Trent.

### ACCOMMODATION

#### Entrance Door

Stairs rising to the first floor.

#### FIRST FLOOR ACCOMMODATION

#### Private Entrance Door

Giving access into:-

#### Open Plan Living Room/Kitchen

LIVING AREA:- Double glazed window to the side elevation, Intercom security system, thermostat control panel, smoke alarm, two ceiling light points, TV aerial connection point, radiator.

KITCHEN AREA:- Fitted with a range of high gloss wall, drawer and base units in white, with roll edge work surfaces over, inset one and half bowl stainless steel sink unit with mixer tap, with tiled splashbacks, space and plumbing for both a washing machine and slimline dishwasher, built-in electric oven, built-in four ring gas hob with chimney style extractor hood over, space for a fridge freezer. Wall mounted combination boiler, laminate flooring, open access into:-

#### Inner Hallway

Doors giving access to two bedrooms (master en-suite) and the bathroom, ceiling light point, smoke alarm.

#### Bedroom Two

UPVC double glazed French doors opening out to the Juliette style balcony, ceiling light point, radiator.

#### Master Bedroom

Double glazed window to the side elevation, ceiling light point, radiator, door into:-

#### En-Suite Shower Room

Fitted with a three piece suite comprising a fully tiled walk-in shower enclosure with mains fed shower, a pedestal wash hand basin with tiled splashbacks, and a low level flush w/c. Opaque double glazed window to the side elevation, ceiling light point, extractor fan, chrome heated towel rail, wood effect tiled flooring, partial tiling to walls, shaver point.

### Bathroom

Fitted with a three piece suite comprising a panelled bath with mains fed shower and glazed screen over, a pedestal wash hand basin with tiled splashback, and a low level flush w/c. Opaque double glazed window to the side elevation, chrome heated towel rail, partial tiling to walls, shaver point, extractor fan, wood effect tiled flooring.

### OUTSIDE

The property has an allocated car parking space and visitor car parking spaces.

### Leasehold Details

Please note this is a leasehold property

### Service Charge

For further information on ground rent and service charges, please contact Thomas James on 0115 9899757.

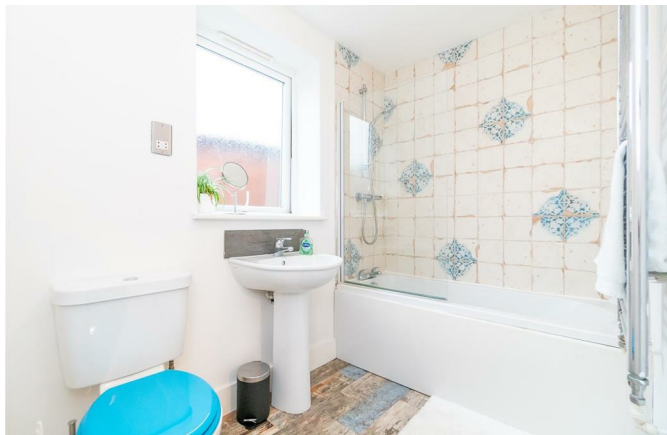
### Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2023/2024 £2,078.08

### Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



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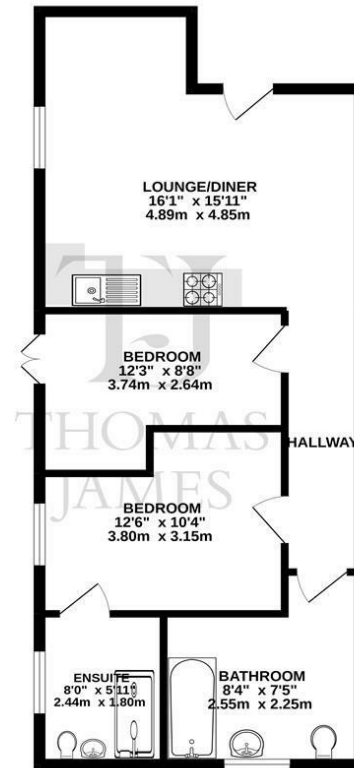
## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	81	81

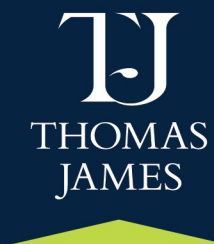
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 608 sq.ft. (56.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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