



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.

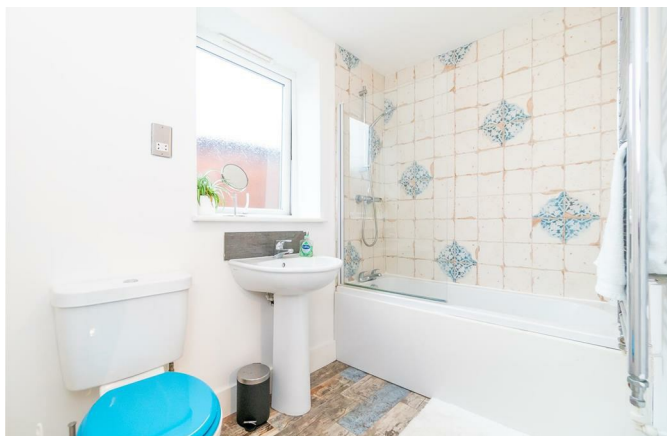
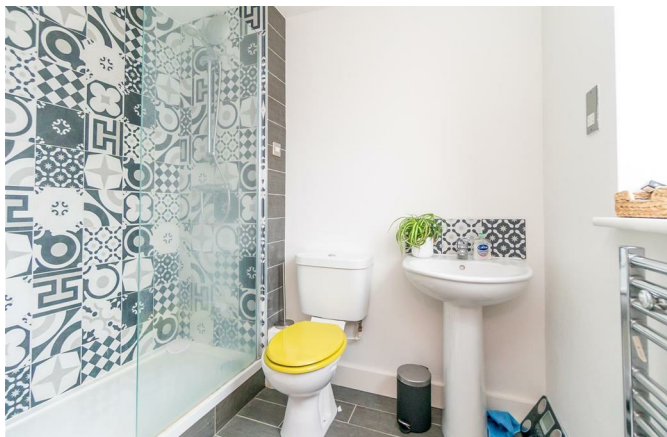
Benefiting from gas central heating and UPVC double glazing, the property has an allocated car parking space on site and visitor parking spaces.

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

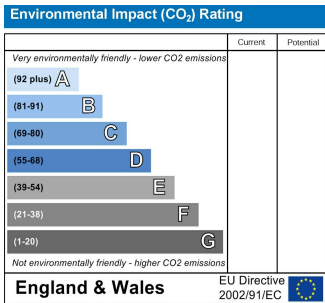
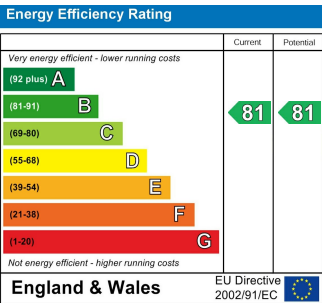
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## DISCLAIMER NOTES

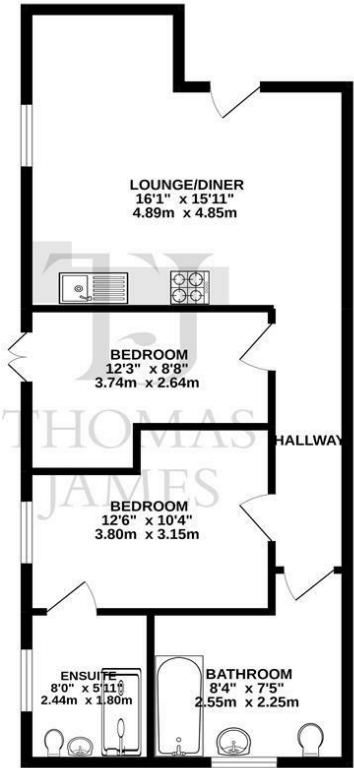
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GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



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