



Asking Price £195,000

TENURE : LEASEHOLD

Victoria Court, Clifton Road, NG11 6DE

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 1

Tomlinson Estate Management Limited
9 High Street, Ruddington, Nottingham, Nottinghamshire, NG11 6DT
sales@tomlinsonestates.co.uk | 01158240368
Website: www.tomlinsonestates.co.uk



Welcome to this charming 2-bedroom maisonette, where modern comfort meets elegant design. Nestled in a serene neighborhood of Ruddington, this delightful residence offers a perfect blend of privacy and convenience.

As you step through the front door, you're greeted by a spacious and inviting living area bathed in natural light. The open-plan layout seamlessly connects the living room to the dining area and kitchen, creating a fluid space ideal for entertaining guests or relaxing with loved ones. High ceilings and large windows enhance the sense of space and airiness.

The fully equipped kitchen offers a variety of built in appliances and ample worktop space.

Venturing upstairs, you'll discover two bedrooms, both connected to an individual bathroom. You will find built in wardrobes in both bedrooms. Additional storage can be found throughout the property.

Outside, a charming patio area provides the perfect spot for al fresco dining, morning coffee, or simply basking in the sunshine.

Conveniently located near shops, restaurants, parks, and public transportation, this maisonette offers easy access to all the amenities and attractions of Ruddington Village, while still providing a good proximity to city centre.

Parking spot available in a secure car park.

Service charge - £1200 PA

Ground rent - £100 PA

1. 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.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY

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Energy performance certificate (EPC)

Apartment 3 Victoria Court
Clifton Road
Ruddington
NOTTINGHAM
NG11 6DE

Energy rating

C

Valid until:

2 February 2029

Certificate
number:

8408-2894-9729-8106-
6213

Property type	Mid-terrace house
Total floor area	65 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 201 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£562 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £77 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 5,526 kWh per year for heating
 - 1,930 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is C. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 2.3 tonnes of CO₂

This property's potential production 1.0 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£70	£47
2. Solar water heating	£4,000 - £6,000	£30
3. Solar photovoltaic panels	£5,000 - £8,000	£302

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Charles Collins
Telephone	07759821403
Email	info@collinspro.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO026686
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	1 February 2019
Date of certificate	3 February 2019
Type of assessment	RdSAP
