



**The Chestnuts Main Road, Radcliffe-On-Trent
Nottingham NG12 2BP**

welcome to

The Chestnuts Main Road, Radcliffe-On-Trent Nottingham

William H Brown at West Bridgford are pleased to present to the market this two-bedroom first floor over apartment. Benefiting from spacious and airy accommodation throughout, with allocated parking and centrally located in the popular Radcliffe-On-Trent.



Entrance

With entrance door to front elevation leading into entrance hallway and stairs (with stair lift) leading to the first floor.

Hallway

With doors to accommodation, two storage cupboards and additional cupboard housing water tank.

Kitchen

15' x 9' 3" (4.57m x 2.82m)

Window to rear elevation, fully fitted kitchen with a range of wall, draw and base units. Integrated oven and hob with extractor hood over, sink and drainer unit, partially tiled walls, space and plumbing for washing machine, space for free standing fridge/freezer and space for dining table.

Lounge

15' x 9' 3" (4.57m x 2.82m)

With window to front elevation, TV point, electric heater and emergency alarm point.

Bedroom One

12' 8" x 9' 9" (3.86m x 2.97m)

With window to rear elevation, built in wardrobes and electric heater.

Bedroom Two

12' 9" x 8' 9" (3.89m x 2.67m)

With window to rear elevation, built in wardrobes and electric heaters.

Shower Room

With window to front elevation, low flush WC, hand wash basin with vanity unit and shower cubicle.

Outside

Communal gardens, allocated parking and visitor parking spaces.

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welcome to

The Chestnuts Main Road, Radcliffe-On-Trent Nottingham

- Two Bedroom First Floor Apartment
- Council Tax Band B
- Neutrally Decorated Throughout, Ready To Move Straight Into
- Ample Storage and Spacious Accommodation
- Allocated Parking & Visitor Spaces

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 11 Oct 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBF102908 - 0008

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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