



MANOR COURT
RADCLIFFE ON TRENT

AP.5 MANOR COURT

RADCLIFFE-ON-TRENT, NOTTINGHAMSHIRE, NG12 2AN

Situated in the heart of Radcliffe on Trent, this wonderful ground floor apartment, suitable for all ages, offers fabulous reception space, a modern kitchen, two bedrooms, bathroom and ensuite to master. The current owner has fitted beautiful cabinetry in the form of wardrobes, cupboards and bookshelves creating fabulous storage space as well as fitting vertical blinds in all rooms.

Beautiful shared gardens within this gated development provide a lovely outdoor space and the property benefits from one parking space with further parking available for visitors. The property is located within a short walk (less than 5 minutes) of an abundance of local amenities and brilliant travel links including the Mainline bus regularly providing access to West Bridgford and Nottingham Town Centre.





welcome home

A shared entrance provides access to an internal lobby, leading to the properties front door. This opens into the internal hallway with two storage cupboards including a new cloaks/airing cupboard with hanging rail and shelved storage.

A door leads into the large reception room that acts as a hub for the home, providing access to the kitchen and sleeping quarters. This wonderful dining and living space benefits from new Amtico flooring, a floor to ceiling window flooding the space with natural light, and a large bespoke bookcase with storage cupboards at the bottom.







kitchen

The kitchen is fitted with a range of base and wall units, housing the double oven, dishwasher alongside a recently fitted fridge freezer, microwave and washer dryer whilst providing ample storage space. Sleek countertops add a touch of style, creating ample prep space and are fitted with a 5 ring gas hob with new extractor over and an inlaid single sink with new mixer tap. The sink is perfectly located under the kitchen window, whilst there is further counterspace arranged for seating under perfect for in kitchen dining.





sleeping quarters

The large principal bedroom benefits from a range of bespoke fitted wardrobing and a stylish, tiled ensuite shower room, fitted with mirrored vanity cabinets, a walk-in shower with sliding glass screen, rainfall and handheld shower heads, wash hand basin and WC.

The second bedroom also benefits from a large fitted walk in cupboard with hanging space and generous storage for suitcases and other large items behind

Completing the accommodation is the bathroom, fitted with a bath, mirrored vanity cupboards, wash hand basin and WC.





communal gardens

Beautifully kept communal garden surrounding the building enclosed at the front by an impressive brick wall with stone cappings, topped with wrought iron railings, hedgerows and mature trees. Further paved pathways, rockery and areas of lawn to the side of the building offer places to sit out surrounded by mature trees. The drive, parking areas and paved pathways are all lit as is the entrance lobby by motion sensors.

local amenities

The village of Radcliffe on Trent is much favoured by purchasers who seek good local amenities and schooling. The village offers a range of shops, supermarkets, health centre, optician and dentist, regular public transport services (both bus and rail) and several public houses and restaurants.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a brand new gas combi boiler. None of the services or appliances have been tested by the agent.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



finer details



Local Authority:

Rushcliffe Borough Council

Council Tax Band: C

Possession: Vacant possession upon completion.

Approximate Gross Internal Area:

88.4 sq m / 951 sq ft

EPC rating: 81 | B

EPC potential: 83 | B

Tenure: Leasehold

A 125 year Lease was granted in 2006. There are 13 properties within the development each of which pays a ground rent of £250 per annum. In addition, there are annual service charges individually scaled to reflect the overall size of each apartment with the service charge including Buildings Insurance, communal and general maintenance of the common parts, gardening and window cleaning. We believe that the current service charge for this apartment lies in the region of £2293.84 per annum.



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