



6 FENIMORE COURT  
Radcliffe-On-Trent, Nottinghamshire, NG12 2JB



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Nottinghamshire, NG12 2JB

Benefitting from lovely shared gardens, easy access to Radcliffe on Trent village centre and popular bus routes, this fabulous first floor flat comprises of a kitchen, living room, 2 bedrooms and a bathroom.

### accommodation

The front door opens into a reception porch with stairs to the landing. The landing then provides access to all of the flats rooms.

To the left is a lovely sitting room with electric fire set on a stone hearth and a window overlooking the shared gardens.

On the right is the kitchen fitted with a range of base and wall wood kitchen units providing excellent storage. A large pantry cupboard that also houses the boiler, is fitted with shelving. Fitted appliances include a single oven and four ring gas hob with extractor over whilst there is space for a free standing fridge freezer and undercounter washing machine. A one and a half bowl stainless steel sink overlooks the gardens. There is space for a bistro set or smaller four seater table.

The flat benefits from two bedrooms to the rear. A smaller double and a large double with excellent fitted wardrobes.

Completing the accommodation is the bathroom fitted with a bath with shower over, sink with mirrored vanity unit and WC.





## grounds

Fenimore Court benefits from beautiful shared gardens with mature planting and various seating areas. Recently a further area has been upgraded to create a more private garden with lawn, planted beds and mature shrubs.

The property also benefits from a single garage located in the Fenimore Court garage block, and a shared off street parking area.

## leasehold details

The sale of this leasehold property includes a membership in Fenimore Court Residents Association Ltd (20 members in total) which owns the block sharehold, including the sharehold for this property.

Lease Term: 999 years from 2014 (989 years remaining)

Ground Rent: £50 per annum

Management Fee: £450 per annum

## 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. The village also enjoys good road access via the A52 to the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross from both Newark and Grantham) and south to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible. Rail connections are also good, the local line from the village station connects to the Nottingham Midland station, which has a regular service to London St. Pancras.





### services

Mains water, drainage, electricity are understood to be connected. The property has gas fired central heating, with a combination 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:** A

**Tenure:** Freehold

**Possession:** Vacant upon completion

**EPC Rating:** 77 | C

**EPC Rating Potential:** 79 | C

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