



FLAT 9, WESTCLIFFE COURT  
78 Shelford Road, Radcliffe-On-Trent, NG12 1AJ





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Situated within easy access of the village centre by way of a leisurely walk or short bus journey from the bus stop right outside is this wonderful two bedroom flat.

Benefitting from flexible living accommodation, the first floor flat is located within a strictly over 55s apartment complex with lift.

## accommodation

The building's front door opens to a welcoming reception hall with stairs to the flat on the immediate left, and a lift at the end of the hall providing easy access to the first floor. The lift has recently been replaced with an upgraded model. There is a useful and secure intercom system that allows each apartment to communicate and open the front door.

The apartment's door opens into a private reception hall, with large cloaks cupboard that also houses the water tank and fuse box.

To the left hand side is the large bathroom fitted with walk in corner shower that benefits from a fitted fold down seat, large towel radiator, wash hand basin and WC. The bathroom also benefits from extensive vanity storage and fully tiled walls and floor.

Next to the bathroom is the primary bedroom with window looking out to the right side of the building benefits from built in wardrobes and ancillary bedroom furniture with space for a double bed between the fitted bedside tables.







The hall then leads to the well presented kitchen fitted with a generous range of base and wall white shaker units complemented by grey speckled laminate worktops. Fitted appliances include a single oven and four ring electric hob with extractor fan over in addition to a free standing fridge/ freezer and washing machine that sits undercounter. There is also a one and a half bowl sink with draining board.

Next to the kitchen is a generously proportioned sitting cum dining room that benefits from a view out of the front of the property.



Double doors from the sitting room open into the second double bedroom that could alternatively make a fabulous home office, craft room or snug.

## grounds

The development benefits from a wonderful sunroom that is shared by the residents, acting as a wonderful place to relax or socialise. Doors from the sun room provide access to a beautifully maintained shared garden with benches dotted throughout for spending leisure time in the outdoors.

## 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, electricity are understood to be connected. The property has electric panel heaters. None of the services or appliances have been tested by the agent.



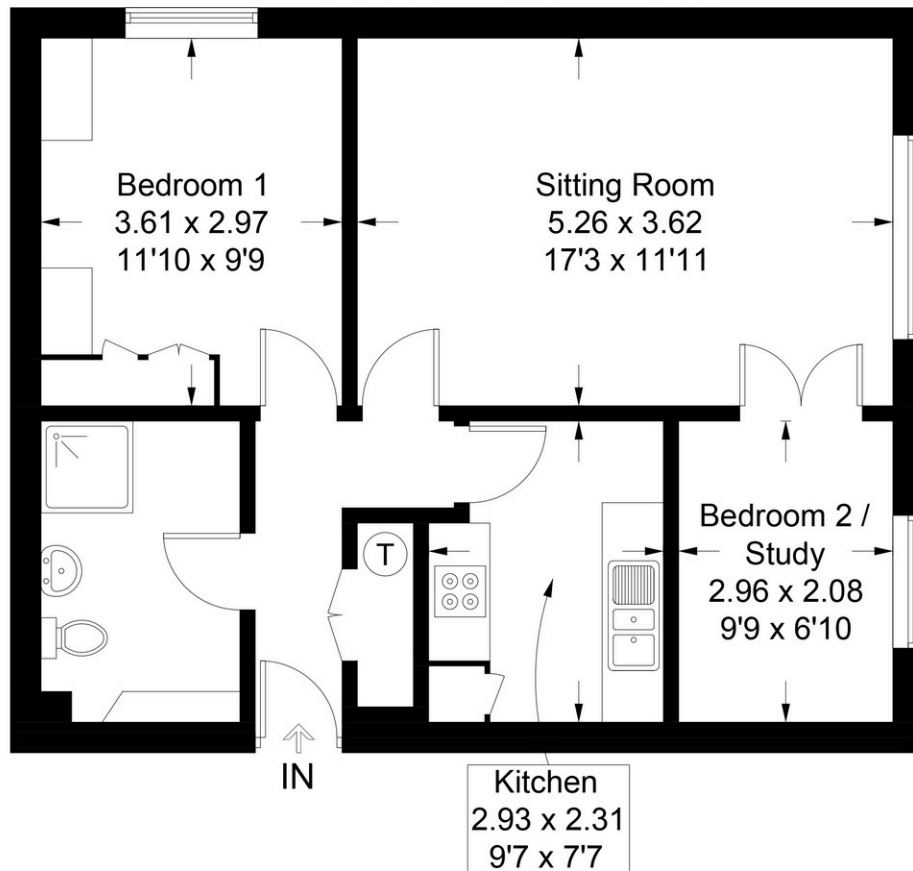


Illustration for identification purposes only, measurements are approximate



## tenure

A 125 year Lease was granted in 1997. There is a ground rent of £50 per annum and a monthly service charge of £167. The service charge covers building and grounds maintenance in addition to buildings insurance and water charges.

## 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 upon completion

**EPC Rating:** 72 | C

**EPC Rating Potential:** 80 | C

## floorplan

**Approximate Gross Internal Area:**

56.1 sq m/ 604 sq ft

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