



**Flat 3 Radcliffe Court 2a Cropwell Road,
Radcliffe on Trent, Nottingham, NG12 2FS**

£325,000
Tel: 0115 9336666

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

This exceptional modern duplex apartment is one of only five dwellings within the bespoke and purpose built apartment complex known as Radcliffe Court situated right in the heart of the sought after village of Radcliffe with the central amenities right on the doorstep.

The apartment itself has spacious accommodation in the region of 1,300 sq.ft. arranged over two floors with the main communal entrance lobby with secure intercom access, having a feature oak staircase and lift rising to the first floor. Once in the apartment, an entrance hall with cloaks cupboard has a staircase with a stairlift rising up to the top level where there is a versatile third double bedroom or living space leading out to a fantastic rooftop terrace with a south west facing aspect. The main first floor accommodation consists of a large open plan living, dining kitchen, superbly equipped and fully fitted with a kitchen with high-end appliances and a central island, two double bedrooms, both with built-in wardrobes, the main bedroom having a luxury en-suite shower room plus an additional luxury main bathroom.

The development is accessed via electric and remote operated gates enclosed by brick walls with railings, allocated parking space, a pedestrian gate and sloped path/approach up to the building's main entrance. The property is offered to the market with no upward chain with accompanied viewings available by appointment via the selling agents.

ACCOMMODATION

A path with a gradual slope leads up to the main entrance to Radcliffe Court with an automatic sliding main entrance door operated by a key fob leading into the main communal lobby.



COMMUNAL LOBBY

An impressive main communal entrance lobby with secure intercom entry, contemporary steel and oak staircase rising to the first floor and a central lift enclosed within a glazed atrium. This particular apartment is one of just two apartments accessed via the first floor via the lift or stairs and a landing with two windows to front, skylight, sensed lighting and a door into the apartment itself.



ENTRANCE HALL

The front door to the apartment leads into its own entrance hall with a cloaks cupboard, glazed door leading to the staircase with a balustrade rising to the top floor with further storage cupboard beneath.



KITCHEN

16'6" x 6'1" (5.03m x 1.85m)

Forming part of a large open plan living, dining kitchen space the kitchen itself is superbly equipped with a range of high end hardwood Shaker style cabinets and drawers finished with solid polished granite worktops including a central island which extends into the living area.



The kitchen comes equipped with a range of integrated Neff appliances including a tall fridge freezer, full size dishwasher, washing machine and eye level oven with a 'hide and slide' door, matching combination microwave oven above, four burner gas hob with canopy extractor. Other features include soft closes to the drawers and cabinets, inset double bowl stainless steel sink with mixer tap and waste disposal, curved corner cabinets and deep pan drawers and tall cupboard housing the gas central heating combination boiler, wood effect tiled flooring, ceiling downlights and two Velux skylight windows plus a further window by the kitchen sink with a pleasant south west facing outlook.



LIVING ROOM

25'0" x 19'0" max (7.62m x 5.79m max)

Open plan to the kitchen the living area incorporates the central island and dining area with room for table and chairs, carpeted lounge with ceiling downlights, tv, phone and cable connections, two windows to front, doors leading to bedrooms one and two plus the main bathroom.



BEDROOM ONE

14'10" into bay x 11'4" (4.52m into bay x 3.45m)

This main double bedroom has an initial lobby with two built-in storage cupboards fitted with shelving and one with the underfloor heating manifolds and pump. The bedroom itself is fitted with a range of built-in sliding wardrobes, square bay window to front, LED downlights, door through to the en-suite.



EN-SUITE

6'8" x 6'5" (2.03m x 1.96m)

A luxury en-suite shower room to the main bedroom with contemporary tiling to the walls and floor fitted with a three piece white suite with chrome fittings including a wc with soft close seat and wash basin with mixer tap both inset to a vanity unit with a marble top and backlit mirror above the basin, large double shower with a sliding glazed and chrome enclosure, grab rails and a chrome thermostatic shower fitment, electric chrome heated towel rail, extractor fan, LED downlights and an obscure window to front.



BEDROOM TWO

12'0" x 12'0" (3.66m x 3.66m)

A square second double bedroom once again fitted with a range of built-in sliding wardrobes and a matching set of drawers, LED downlights, tv point and two windows overlooking neighbouring gardens.



MAIN BATHROOM

8'3" x 6'2" (2.51m x 1.88m)

Another luxury bathroom fitted out in the same manner as the en-suite with contemporary and wood effect tiled finishes, a three piece white suite with chrome fittings including a wc with soft close seat and wash basin with mixer tap inset to a vanity unit with cupboards, marble top and a backlit mirror above the basin, a panelled bath with mixer bath filler and handheld shower fitment. Extractor fan, LED downlights, obscure window to rear and an electric chrome heated towel rail.



FIRST FLOOR LIVING SPACE

14'0" x 13'5" (some restricted height) (4.27m'0.00m x 4.09m (some restricted height))

A versatile living space located on the second floor of this duplex apartment accessed via a staircase with balustrade and a fitted Brooks stairlift. The room can be used for a variety of uses including a home office, further lounge or even a third double bedroom if required built into the roof space and having two Velux skylights, access to several hatches to access space within the eaves, LED downlights, double glazed external door leading out to the rooftop terrace, further door to a walk-in storage cupboard measuring 7'10" x 6'8" with ceiling downlights and Vent-axia air purifying ventilation system.

ROOFTOP TERRACE

19'7" x 12'2" (5.97m x 3.71m)

Accessed from the top floor living space this fantastic rooftop terrace creates a large patio area having a brick wall and copings topped with obscure glazed and stainless steel balustrade and affording a south west facing aspect with elevated views across neighbouring rooftops and the village centre towards St. Marys Church. The terrace also has external lighting and power points.



OUTSIDE

This duplex apartment is located right in the heart of the sought after village of Radcliffe on Trent with the central shops, general amenities, schools and access to public transport almost on the doorstep. Radcliffe Court is situated at the bottom of Cropwell Road close to the corner of Main Road and is set back within a car parking area enclosed by brick walls and railings with electric and remote operated driveway gates with access to the allocated parking. A pedestrian gate from the front allows access on foot with a gradual sloped pathway leading up to the main entrance with secure intercom entry system and keyfob and touch pad electric main entrance door to the communal lobby.



RADCLIFFE ON TRENT

Radcliffe on Trent has a wealth of amenities including a good range of shops, doctors, dentists, schooling for all ages, restaurants and public houses, golf and bowls clubs, regular bus and train services (Nottingham to Grantham line). The village is conveniently located for commuting to the cities of Nottingham (6m) Newark (14m) Grantham (18m) Derby (23m) Leicester (24m) via the A52, A46, with the M1, A1 and East Midlands airport close by.

COUNCIL TAX

The property is currently registered as council tax band D.

VIEWINGS

By appointment with Richard Watkinson & Partners.

LEASEHOLD - SHARE OF FREEHOLD TITLE

This property is offered to the market with a long Leasehold of 999 years granted in 2017. The Freehold Title has also been purchased by the residents each holding a 1 in 5 share. The building and external parts are managed by Radcliffe Court Management Company for which annual service charge and maintenance contributions total approximately £1,780 p.a. to include buildings insurance, electricity in communal areas, cleaning/maintenance of communal areas, fire alarm testing, lift, gate and front door maintenance and associated management fees. There is also a ground rent of £100 p.a.

Approximate Gross Internal Area
1464 sq ft - 136 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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