



**9 Westcliffe Court 78 Shelford Road, Radcliffe
on Trent, Nottingham, NG12 1AW**

£124,950

Tel: 0115 9336666

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Superb 1st Floor Apartment
- Suitable For Over 55's
- Fully Fitted Kitchen
- Off Road Parking
- Sought After Village Location
- Lift Access
- 2 Bedrooms
- New Electric Panel Heaters
- Beautiful Communal Gardens
- No Chain

This first floor two bedroom apartment is situated within a purpose built development with a lift, catering for the over 55's and offering the ideal downsize or retirement purchase.

The development is surrounded by lovely and fully maintained landscaped gardens has a secure intercom entry to the main door and a communal garden room/lounge. The internal accommodation includes an entrance hall, fitted kitchen, a spacious lounge diner, a double bedroom with built-in wardrobes, a versatile second single bedroom and a superb shower room.

The apartment has recently benefitted from new electric panel heaters and redecoration, offering a spacious and ready to move in property with no upward chain.

ACCOMMODATION

Glazed main entrance door to the apartment complex has security door with intercom entry linked to all the apartments. The door enters into a communal entrance lobby with a staircase and balustrade rising up to the first floor. No. 9 can be found on the first floor with the apartment having its own secure timber panelled front door opening into the entrance hall.

ENTRANCE HALL

Having a coved ceiling, telephone intercom receiver, loft hatch, large double storage and airing cupboard with shelving, hot water cylinder with electric immersion, ceiling light, shelving, electric meter, fuse board and stop cock.

LIVING ROOM

A spacious reception room having a window to front looking back across Shelford Road, phone, tv and cable connections, coved ceiling, new electric panel heater, several wall lights, a set of double doors through to bedroom two.

BEDROOM TWO

A versatile room which could be used as an occasional bedroom, study or dining area with a set of double doors from the lounge, coved ceiling, new electric panel heater and window to front.

KITCHEN

The kitchen is superbly fitted with a range of wall and base cabinets and drawers finished with rolled top work surfaces having a timber panelled surround, downlights and a double bowl sink unit with mixer tap, several appliance spaces including plumbing for a washing machine, built-in Neff electric oven with hob and extractor above, ceiling spotlights and an electric kick board fan heater.

BEDROOM ONE

A lovely double bedroom having a window to side overlooking the communal gardens, a range of built-in bedroom furniture including a chest of drawers, bedside cabinets and a run of wardrobes, new electric panel heater, wall lights, tv point and coved ceiling.

SHOWER ROOM

A large bathroom which has been converted into a shower room, fully tiled to the walls and floor and fitted with a three piece white suite with chrome fittings including a wc, wash hand basin and a good sized shower cubicle with a glazed sliding screen and electric shower fitment, electric heated towel rail, extractor fan, ceiling downlights, built-in storage cupboards, wall light and shaver point and electric fan heater.

COMMUNAL GARDEN ROOM

A communal garden room for all the residents to enjoy branching off the main entrance hall located upon the ground floor providing a pleasant seating area with direct access onto the communal gardens.

OUTSIDE

Westcliffe Court is superbly positioned within the village and set back from the popular Shelford Road with a large communal parking area and fenced off bin storage.

COMMUNAL GARDENS

Landscaped communal gardens are fully maintained under the Maintenance and Service Agreement surrounding the development on both sides and the rear with paved seating areas, shaped lawns, mature shrubs, trees and flowerbeds. Ideal for those seeking an attractive garden to enjoy and sit out in without the usual upkeep and maintenance.

LEASEHOLD DETAILS

The property is marketed on a Leasehold basis issued on the 25th June 1997 for a period of 125 years. There are service charges of approximately £155.52 per month payable to Westcliffe Court which covers the upkeep and maintenance of the external parts of the building including buildings insurance, water charges and 24 hour emergency alarm system as well as the maintenance of the communal gardens and associated grounds. In addition to the service costs there is also a ground rent of £50 per annum.

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 registered as council tax band C.

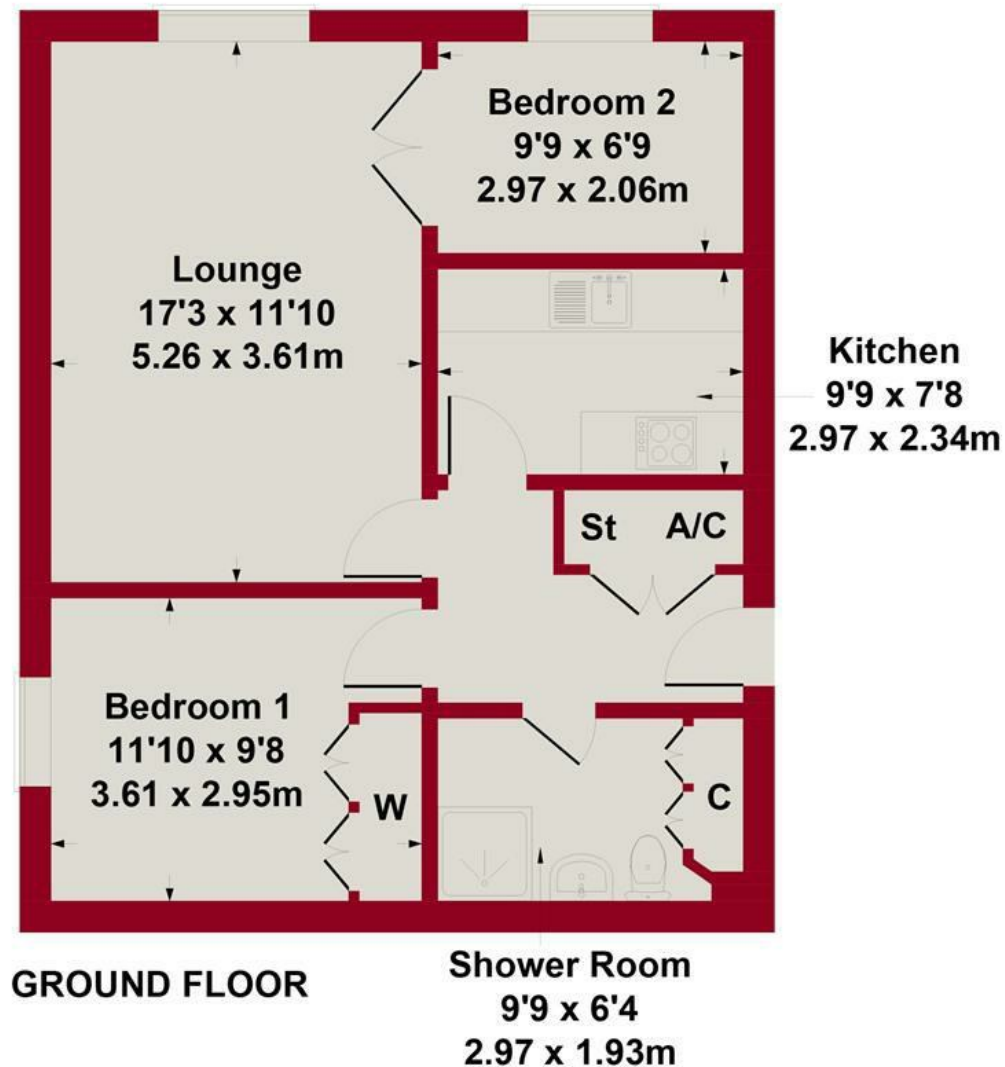
VIEWINGS

By appointment with Richard Watkinson & Partners.





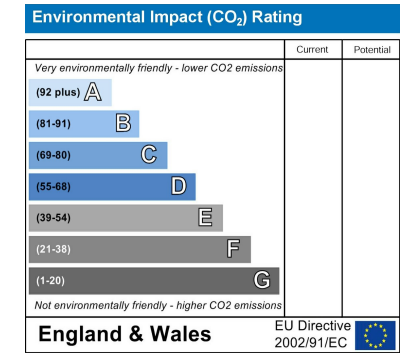
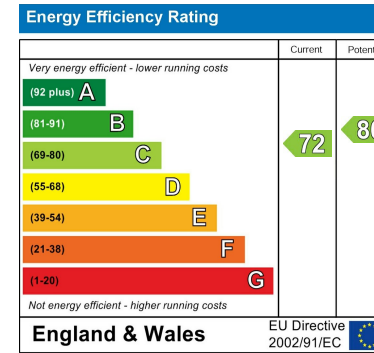
Approximate Gross Internal Area
605 sq ft - 56 sq m



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



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Registered in England. Ltd Registration number: 07140024

34 Main Road,
Radcliffe On Trent NG12 2FH
Tel: 0115 9336666
Email: radcliffeontrent@richardwatkinson.co.uk



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