



**4 Brielen Court, Radcliffe on Trent,
Nottingham, NG12 2GB**

£125,000

Tel: 0115 9336666

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

- Popular Retirement Development
- Prime Ground Floor Setting
- Superbly Appointed Throughout
- Lounge/Diner
- Well-Appointed Shower Room
- Chain Free
- Direct Access onto the Gardens
- Modern Fitted Kitchen
- Bedroom with Wardrobes
- Wealth of Communal Facilities

Welcome to Brielen Court, a sought after retirement development in the popular village of Radcliffe-On-Trent.

Occupying a prime position on the ground floor and with direct access onto the delightful communal gardens, this superbly appointed apartment is perfect for those looking for independent living with the added comfort of a 24/7 call system if ever needed.

The apartment includes a welcoming entrance hall, a spacious lounge/diner with double doors into the modern fitted kitchen with lovely views over the gardens. The apartment features one spacious bedroom with fitted wardrobes, plus a well appointed shower room and is offered for sale with the advantage of 'no chain'.

Don't miss out on the chance to make Brielen Court your new home sweet home. Book a viewing today and discover the potential this popular development has to offer.

ACCOMMODATION

Located on the ground floor a panelled entrance door with letter box leads into the entrance hall.

ENTRANCE HALL

A welcoming reception space with uPVC double glazed window overlooking the gardens, a cupboard housing the electricity meter, coved ceiling, emergency pull cord/intercom and a modern wall mounted electric Dimplex heater.

LOUNGE DINER

A good sized reception room with wall light points, a modern Dimplex electric heater and a uPVC double glazed window and door leading onto the communal gardens. There is a coved ceiling, an assistance pull cord and glazed double doors into the kitchen. There is a large walk-in storage cupboard with light and housing the consumer unit plus the hot water cylinder with slatted shelving above.

KITCHEN

A superbly fitted kitchen including a range of white high gloss fronted base and wall cabinets with linear edge worktops and an inset stainless steel single drainer sink with mixer tap. There is tiling for splashbacks, an easily accessible built-in oven, pull-out drawer systems, a four zone electric hob with a chimney extractor hood over and space for a fridge freezer. A uPVC double glazed window overlooking the communal gardens and there is a wall mounted fan heater.

BEDROOM

A nicely proportioned double bedroom with a uPVC double glazed window overlooking the communal gardens plus a modern Dimplex electric heater and a mirror fronted built-in wardrobe with hanging rail and shelving.

SHOWER ROOM

Well appointed and fitted in white with a dual flush comfort toilet, a pedestal wash basin with hot and cold taps and a shower enclosure with glazed folding door, mains fed shower and foldaway seat. There is tiling for splashbacks, an extractor fan, a fan heater and a uPVC double glazed obscured window.

BRIELEN COURT FACILITIES

The Brielen Court development offers a number of communal facilities including a lounge and dining area with kitchenette off, laundry with washing machines, tumble dryers and ironing equipment. Within the complex there is also the benefit of a guest suite which is available to be booked out by residents for their visiting guests.

GARDENS

This purpose built complex is situated in the heart of Radcliffe set back from the established Bingham Road. A paved forecourt leads upto the main door with secure entry and intercom system. To the rear of the building there is a large car park with ample spaces available on a first come first served basis plus additional spaces for visitors. The communal gardens are fully maintained and beautifully landscaped incorporating shaped lawns, well stocked borders and seating areas enclosed by wrought iron railings.

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 B.

VIEWINGS

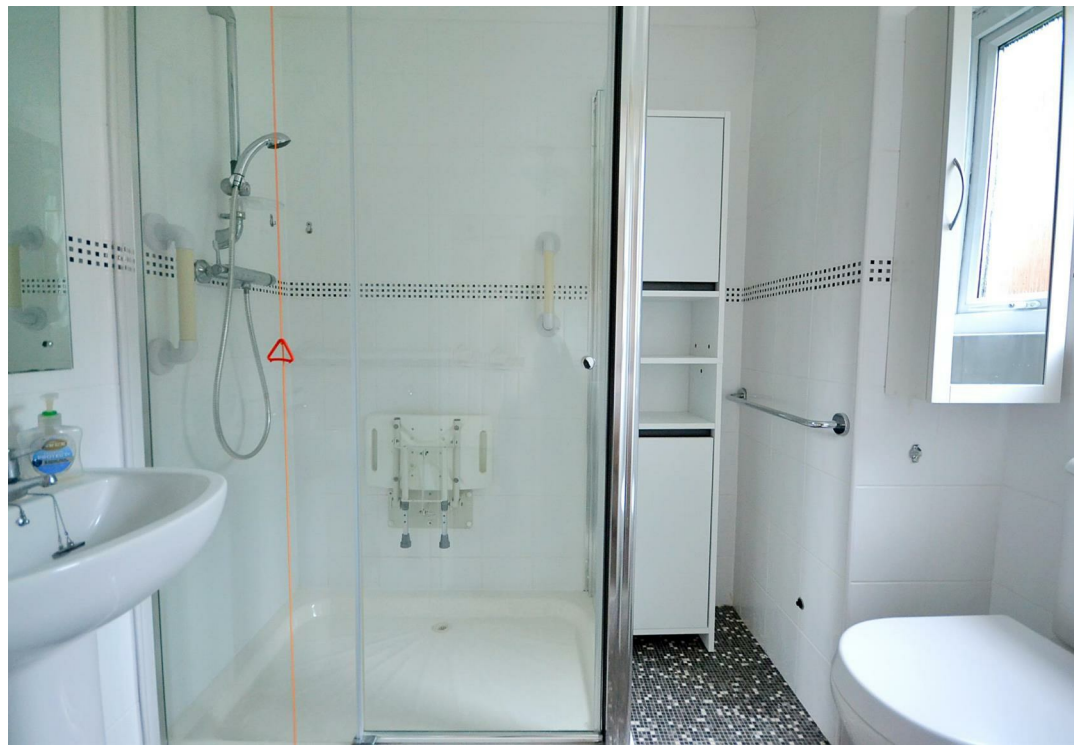
By appointment with Richard Watkinson & Partners.

MAINTENANCE CHARGES

The development was built in 1998. The apartment is offered on a Leasehold basis with a 125 year Lease granted in 1997. A secure intercom entry system links to 24 hour emergency Careline Assistance. A lift accesses all floors. An annual maintenance/service charge of approx. £3,177.54 p.a is payable to First Port (Peveril), this covers the upkeep of the communal areas, gardens, water rates, window cleaning and building insurance. In addition a ground rent of £516.72 p.a is payable to E&M Management Services.

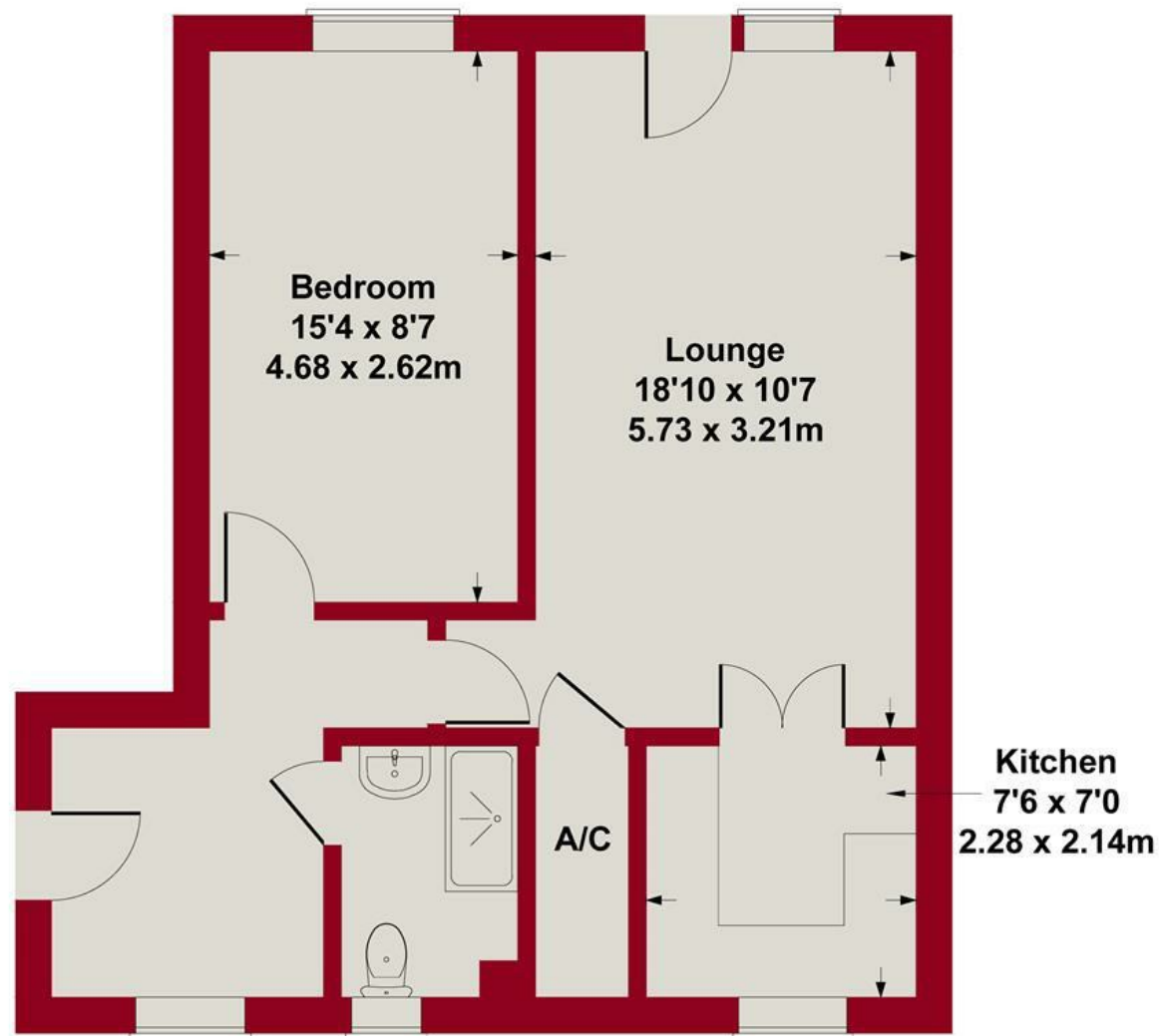








Approximate Gross Internal Area
551 sq ft - 51 sq m



GROUND FLOOR

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. 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
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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