



4a Cliff Road, Radcliffe on Trent,  
Nottingham, NG12 2AS

£85,000  
Tel: 0115 9336666

 **RICHARD  
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PARTNERS**  
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Immaculately appointed throughout, this modern park homes occupies a prime corner plot, with views across to the River Trent beyond and wrap around gardens including ramped access to an attractive decked seating area as well as block paved parking to the front.

The accommodation is light, bright and well appointed, in brief comprising an entrance area, a modern kitchen, a lounge with door onto the decked seating, a double bedroom and a bathroom with white suite.

Must view!

### **ACCOMMODATION**

A wider than standard uPVC double glazed entrance door leads into an entrance hall.

### **ENTRANCE HALL**

With a uPVC double glazed window and doors to rooms plus open access into the breakfast kitchen.

### **BREAKFAST KITCHEN**

Fitted with a modern range of cream fronted Shaker style base and wall cabinets with rolled edge worktops, tiled splashbacks, an inset stainless steel one and a half bowl single drainer sink with mixer tap and a range of appliances including a low level electric induction hob with chimney extractor hood over, an eye level electric oven, an integrated fridge freezer, dishwasher, washing machine and tumble dryer. There is a uPVC double glazed window, a central heating radiator and a cupboard housing the Ariston combination boiler. A doorway leads into the lounge.



### **LOUNGE**

With a central heating radiator, a uPVC double glazed box bay window to the gable and a wider than average uPVC double glazed door leading onto the balcony.



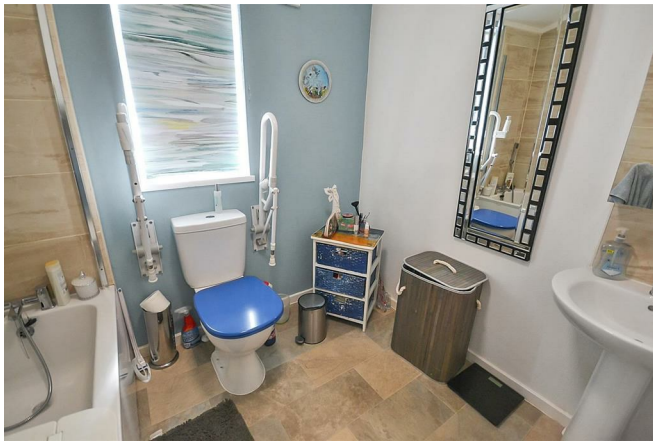
### **BEDROOM**

A double bedroom with a central heating radiator and a uPVC double glazed window.



### **BATHROOM**

An accessible bathroom in white fitted with a pedestal wash basin with mixer tap, a dual flush toilet and a panel sided bath with mixer tap, handheld spray shower and tiling for splashbacks. There is an extractor fan, a uPVC double glazed window and a chrome heated towel rail.



### **PARKING AND GARDENS**

The property occupies a prime corner plot with block paved parking and low maintenance gardens including ramped access to the front door and a enclosed decked seating terrace with composite decking boards. To the rear is a small artificial lawned area plus hardstanding, ideal for a garden shed or as additional seating space.

### **SITE DETAILS**

The purchase price is for the park home itself with the existing Lease for the plot available for Assignment, subject to completing the necessary paperwork and meeting the current site rules. The site fees are currently £241.52 per month, payable to Wyldecrest and reviewed annually. The fees include the site owners responsibility to maintain any communal parts. Electric is individually metered and billed, bottled gas is supplied direct by Calor. Water and drainage is billed through Wyldecrest at £36.80 per month.

Central heating is by way of Calor Gas bottles.

Residents must be 50 years of age or older.

### **COUNCIL TAX**

The property is registered as council tax band A.

### **VIEWINGS**

By appointment with Richard Watkinson & Partners.

**Approximate Gross Internal Area  
452 sq ft - 42 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. 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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