



**2 Fenimore Court, Radcliffe on Trent,
Nottingham, NG12 2JB**

£142,500
Tel: 0115 9336666

 **RICHARD
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This first floor apartment is well presented throughout offering spacious accommodation including two double bedrooms, a fitted dining kitchen, modern white bathroom and a large lounge. The property also benefits from gas fired central heating with condensing combi boiler and upvc double glazing. A useful single garage is located in a nearby block.

The apartment represents an ideal purchase for first time buyers, those looking to downsize, or buy-to-let investors and viewing is highly recommended!

ACCOMMODATION

A covered porch with a recessed upvc double glazed main entrance door opening into the entrance lobby with coat hooks, water meter, fuse board, ceiling light and staircase rising up to a first floor landing.

FIRST FLOOR LANDING

Providing access to the two double bedrooms lounge, dining kitchen and bathroom, ceiling spotlights and loft hatch with a drop down ladder accessing a partly boarded loft space for storage.

LOUNGE

14'89" x 9'9" (4.27m x 2.97m)

A spacious reception room having a window to front overlooking the communal gardens, oak effect laminate flooring, satellite, cable and phone point.



DINING KITCHEN

11'0" x 10'1" (3.35m x 3.07m)

With room for a table and chairs and currently fitted with a range of Shaker style cabinets and drawers finished in timber effect rolled top work surfaces with a tiled surround and stainless steel sink, further tall built-in double cupboard, recess currently housing a gas cooker and boiler cupboard over the stairs providing space and plumbing for a washing machine if required and houses the Worcester gas central heating condensing and combination boiler. Vinyl flooring, window to front overlooking the communal gardens.



BEDROOM ONE

13'3" x 9'10" (4.04m x 3.00m)

This large double bedroom having a window to rear.



BEDROOM TWO

10'1" x 7'8" (3.07m x 2.34m)

A second bedroom also with space for a double bed and having a window to rear.



BATHROOM

6'7" x 5'6" (2.01m x 1.68m)

The bathroom has been remodelled and fitted with a contemporary three piece white suite with chrome fittings including a wc with soft close seat and wash hand basin with mixer tap inset to a vanity unit, matching wall cabinet with mirror and downlights above, a good sized shower bath with mixer tap, chrome thermostatic shower over and

a glazed hinged screen shaped to the side of the bath with towel rail. Stone effect flooring and contemporary Aquaboarding to the walls to complete this modern bathroom which also has an extractor fan and a chrome heated towel rail.



OUTSIDE

The property is situated within a purpose built apartment complex known as Fenimore Court situated off Nursery Road within a popular residential part of the village. No.2 is one of twenty apartments set within attractive communal grounds and gardens with visitor parking bays. There is a lawned frontage and path leading up to the recessed porch and main door.

GARAGE

The property comes with its own single garage located in the adjacent block constructed in brick with an up and over door. Additional and ample off street parking is available within the communal car parking area.



LEASE/MAINTENANCE

There is an annual service/maintenance charge and ground rent of £480.00 per annum (2025) payable for each apartment at Fenimore Court. A 999 year Lease was granted in 2014. The development is owned by the Fenimore Court Residents Association so each owner occupier owns a 1 in 20 share of the Freehold.

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

We are led to believe by Rushcliffe Borough Council the property falls into Council Tax Band A.



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		
	75	75
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		
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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