



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

**£99,950**

**Tel: 0115 9336666**

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



- Purpose Built Retirement Apartment
- Superbly Appointed
- Fitted Kitchen
- Modern Shower Room
- Ample Parking
- No Chain
- Well-Proportioned Lounge
- Double Bedroom with Wardrobes
- Delightful Communal Gardens
- Viewing Recommended

This superbly presented apartment is located on the 2nd floor of this popular and well-regarded retirement development in the heart of the sought after village of Radcliffe on Trent.

Offered for sale with the advantage of 'no chain', the apartment is a great opportunity for those looking for independent living with the added comfort of a 24/7 call system if ever needed.

The accommodation is well-appointed throughout and includes an entrance hall with useful storage, a nicely proportioned lounge with double doors into the fitted kitchen, a double bedroom with ample fitted wardrobe space and a modern shower room.

Residents enjoy communal facilities including delightful and fully maintained gardens, ample onsite parking, a laundry room, communal lounges for meeting and activities as well as a guest suite bookable for visiting friends of relatives and viewing of the apartment is highly recommended.

### ACCOMMODATION

Located on the second floor close to the lifts, a panelled entrance door leads into the entrance hall.

### ENTRANCE HALL

With coving and dado rail, a cupboard housing the electricity meter, access hatch to the roof space, the assisted living call management system, an airing cupboard housing the foam insulated hot water cylinder with light and providing storage plus a second cupboard with light and shelving for storage.

### LOUNGE

A well proportioned reception room with coved ceiling and rose, dado rail, a floor standing plug in heater/radiator, a uPVC double glazed window and a feature Adam style fireplace with decorative surround and marble effect insert and hearth housing an electric coal effect gas fire. Double doors lead into the kitchen fitted with a range of base and wall units with cupboards and drawers, rolled edge worktops and tiled splashbacks, an inset stainless steel single drainer sink with hot and cold taps and a built-in oven by Tricity Bendix. There is a four zone electric hob with extractor hood over plus space for further appliances beneath the worktop. There is a coved ceiling and a uPVC double glazed window.

### BEDROOM

A double bedroom with a floor-standing plug-in electric radiator, coved ceiling, a uPVC double glazed window and a comprehensive range of fitted bedroom furniture with wardrobe space, bedside tables and shelving.

### SHOWER ROOM

Superbly fitted in white with a pedestal wash basin with hot and cold taps, a dual flush toilet and a shower enclosure with glazed sliding screen and mains fed shower. There is tiling for splashbacks, an extractor fan, coved ceiling, electric chrome towel radiator and a wall mounted fan heater.

### 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 Carline 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.

### ADDITIONAL INFORMATION

The main external photograph depicts the development and not the apartment itself.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage: - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

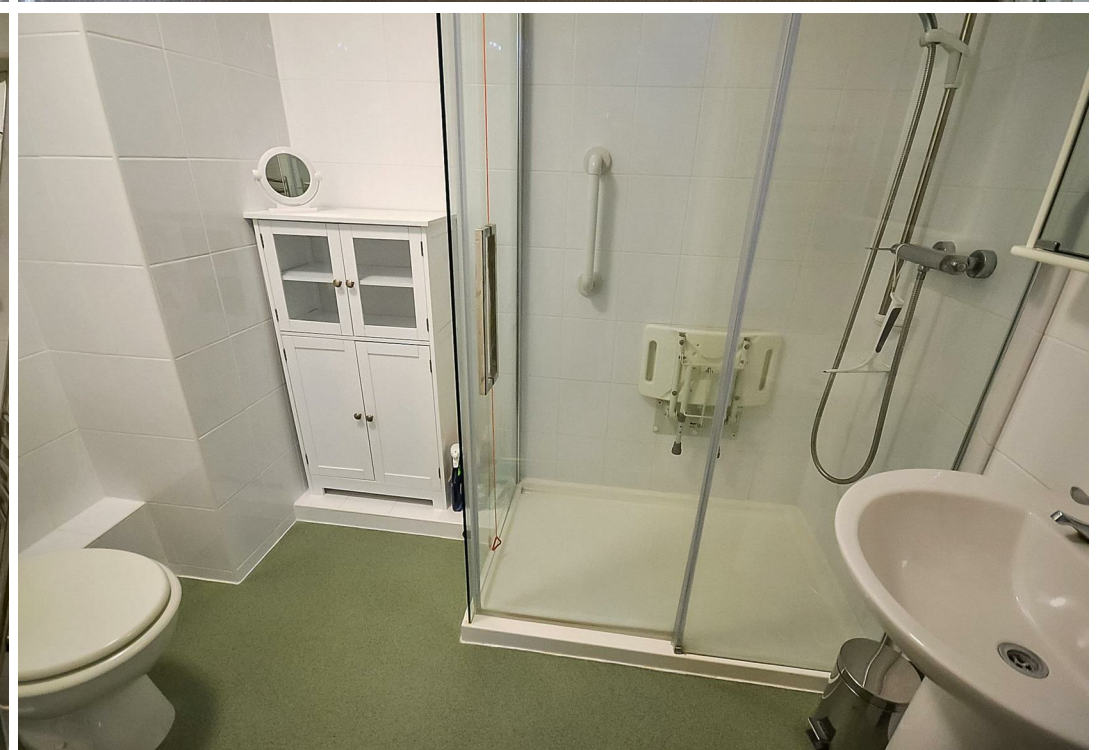
School Ofsted reports: - <https://reports.ofsted.gov.uk/>

Planning applications: - <https://www.gov.uk/search-register-planning-decisions>











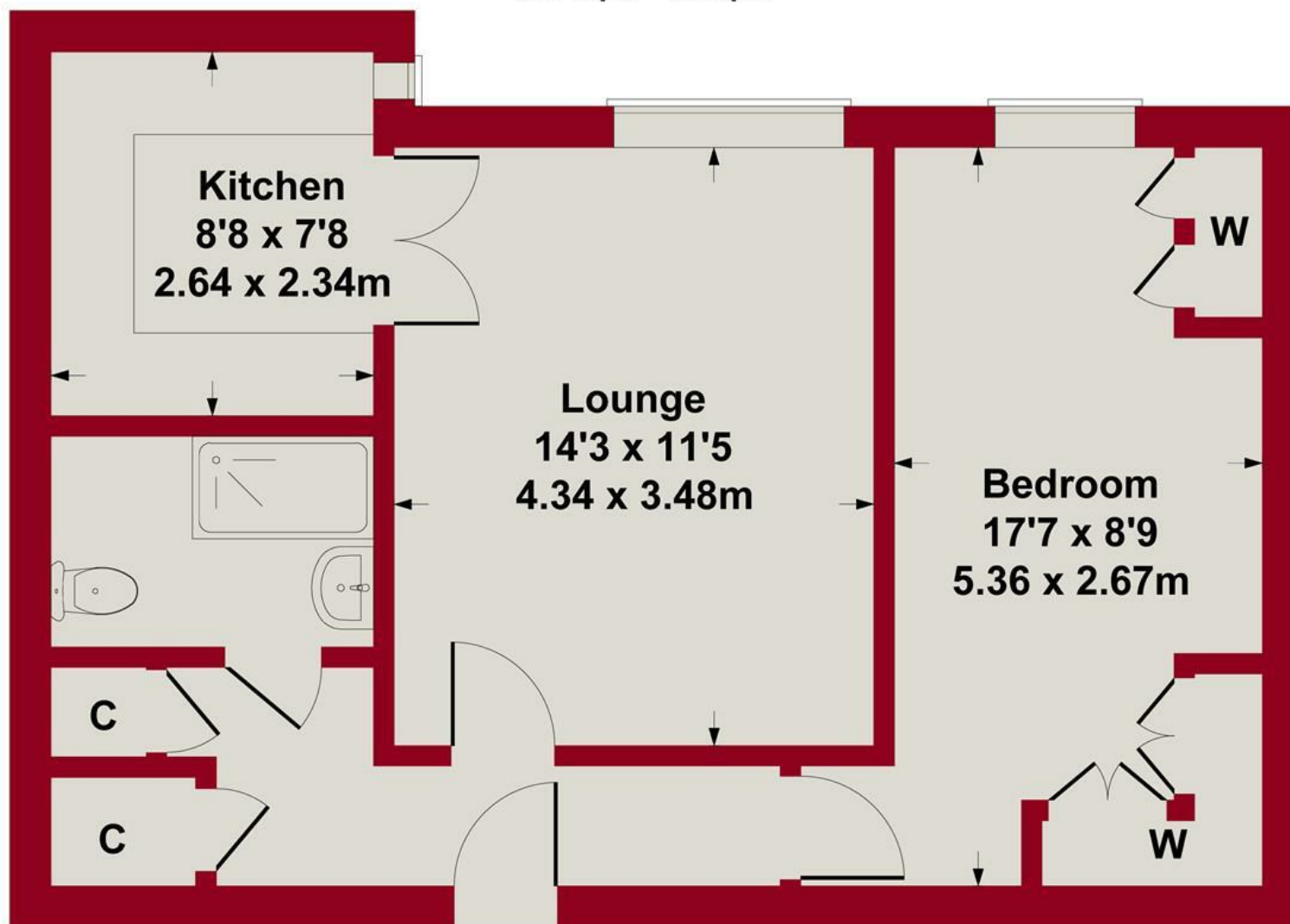








**Approximate Gross Internal Area**  
**516 sq ft - 48 sq m**



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	84
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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



**RICS**



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