



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

**£104,950**

**Tel: 0115 9336666**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers



- Top Floor Apartment
- Over 55's Only
- Open Plan Lounge Diner
- Fitted Kitchen
- Central Village Location
- Purpose Built Retirement Development
- 1 Double Bedroom
- Fully Remodelled Shower Room
- Communal Gardens & Parking
- No Upward Chain

A superb opportunity to acquire a well presented one double bed roomed apartment, for sale on a long leasehold basis and located upon the top floor of this purpose built McCarthy & Stone development, designed exclusively for the over 55's with 24 hour emergency care line assistance if required.

The development is set within the heart of Radcliffe on Trent within walking distance of the central amenities, surrounded by fully maintained landscaped gardens and communal parking, there are a number of additional facilities available to residents, including a lounge, dining area, kitchen and laundry. There is an intercom entry system for security, lift and staircase rising to the upper floors.

The apartment itself is well-appointed and the internal accommodation comprises, entrance hall, open plan lounge and dining area with double doors to the fitted kitchen, both with a lovely view over the gardens. A double bedroom with built-in wardrobe and a completely remodelled modern shower room.

### COMMUNAL FOYER

A security door with intercom system gives access to the development itself and all the communal areas including the lift and staircase rising up to the second floor. A passageway leads up to number 42, located upon the second floor of the three storey building.

### ACCOMMODATION

A front door leading into the apartment and entrance hall.

### ENTRANCE HALL

A central hallway with the bedroom, shower room and living accommodation branching off, coved ceiling, loft hatch, smoke alarm, cupboard housing the electric meter, main door intercom entry, speaker plus Carelink assistance, the airing cupboard providing storage housing the hot water cylinder with electric immersion, slatted shelving, fuse board and light.

### LIVING ROOM

The living room combines both the lounge and dining areas, there is a large open plan space having a feature electric fire with tiled hearth and timber surround, a window affording a lovely outlook over the communal gardens, coved ceiling, wall lights, tv and phone points, electric storage heater and glazed double doors through to the kitchen.

### KITCHEN

The kitchen is fully fitted with a range of cabinets and drawers finished with rolled top work surfaces with tiled walls and a stainless steel sink, appliance spaces for a larder fridge and freezer, built-in stainless steel eye level electric oven with a touch control hob and extractor above, non-slip vinyl floor, electric fan heater, coved ceiling and window to rear.

### BEDROOM

A good sized double bedroom with a run of built-in wardrobes having bi-fold mirrored doors, further built-in double cupboard to the recess with a window overlooking the communal gardens, coved ceiling, wall lights and electric storage heater.

### SHOWER ROOM

The shower room has been completely remodelled in recent years, fully tiled to the walls and having non-slip vinyl flooring. The shower room is fitted with a modern three piece white suite with chrome fittings including a wc, wash hand basin with mirror and wall light above and a large shower with a glazed enclosure with sliding door and a chrome thermostatic shower, coved ceiling, electric fan heater and extractor fan.

### BRIELEN COURT

The Brielen Court developments 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.

### OUTSIDE

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.

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### 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 £516.73 p.a is payable to E&M Management Services.

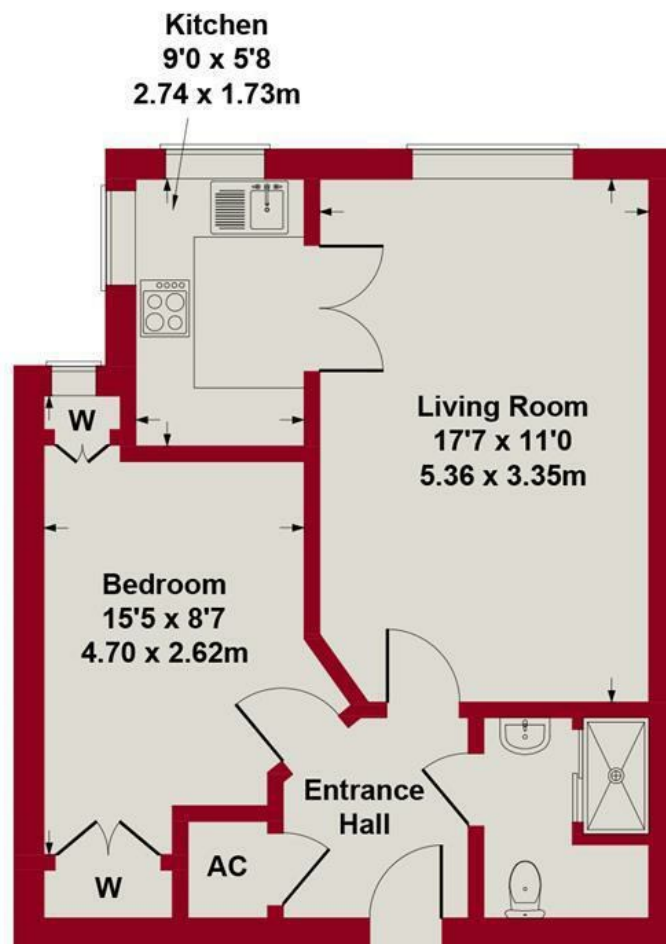








**Approximate Gross Internal Area  
473 sq ft - 44 sq m**



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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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		
	78	81
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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Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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