



**Flat 4, 12 Lorne Grove, Radcliffe on Trent,
Nottinghamshire, NG12 2FX**

£140,000

Tel: 0115 9336666

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- 2nd Floor Apartment Conversion
- Superbly Appointed Throughout
- Modern Fitted Kitchen
- Well-Presented Bathroom
- Central Village Location
- Full of Character
- Fantastic Open Plan Living Space
- Double Bedroom
- Garage/Outbuilding
- Viewing Highly Recommended

A great opportunity to purchase this individual 2nd floor apartment, superbly appointed throughout and offering an ideal purchase for 1st time buyers or buy to let investors.

Filled with character features including stripped pine doors and original exposed floorboards, the accommodation is also modern and fresh and includes a fantastic open plan living, dining and kitchen space with contemporary fitted kitchen. There is a double bedroom and a well appointed bathroom whilst outside is a useful brick built outbuilding provides useful storage.

The apartment is centrally located in the heart of the village with convenient access to amenities and viewing is highly recommended!

ACCOMMODATION

From a communal landing a door and staircase rise to the landing.

LANDING

Having original stripped pine doors to rooms, a useful built-in storage/airing cupboard over the stairs housing the copper hot water cylinder with immersion heater.

OPEN PLAN LIVING, DINING & KITCHEN SPACE

A dual aspect open plan space with stripped wooden floorboards, two uPVC double glazed windows including a feature arch window to the front aspect plus a Velux skylight. There is a traditional style two column thermostatic electric radiator, a bespoke fitted corner cupboard with solid timber worktop providing a TV stand.

The kitchen area is fitted with a modern range of base and wall cabinets and open shelving, linear edge worktop and tiled splashbacks, an inset stainless steel single drainer sink with mixer tap and a built-in oven with four ring electric hob above. There is a recess for a washing machine and fridge plus freezer.

DOUBLE BEDROOM

A good sized double bedroom with stripped wooden floorboards, a uPVC double glazed window, a Velux skylight, a traditional style two column thermostatic electric radiator and useful bespoke fitted wardrobes with hanging rail and shelving.

BATHROOM

Fitted with an attractive traditional style suite including a pedestal wash basin with hot and cold taps, a close coupled toilet and a bath with hot and cold taps and Triton electric shower

plus glazed shower screen. There is tiling for splashbacks, spotlights to the ceiling, a uPVC double glazed obscured window, a traditional style thermostatic chrome and white towel electric radiator and a useful built-in floor to ceiling storage cupboard with shelving.

GARAGE/OUTBUILDING

A useful brick built outbuilding with double doors to the front and a hayloft above (not currently accessible)

LEASEHOLD INFORMATION

A 199 year Lease was granted in 1989. The owners of the four flats have collectively purchased the Freehold so each owner holds a 25% share. There is a current monthly service/maintenance charge of £33.92 payable which includes buildings insurance, fire alarm (flats and communal), emergency lighting servicing in the communal corridor and electricity in the communal areas.

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 A.

VIEWINGS

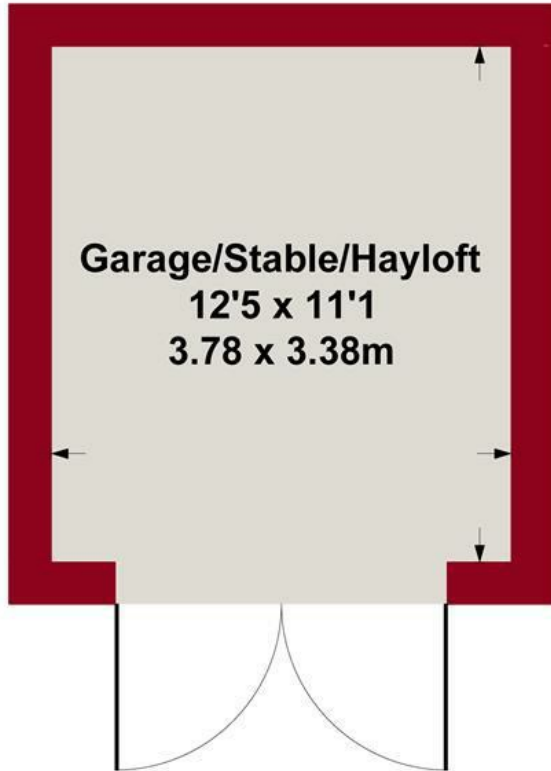
By appointment with Richard Watkinson & Partners.







Approximate Gross Internal Area
563 sq ft - 52 sq m



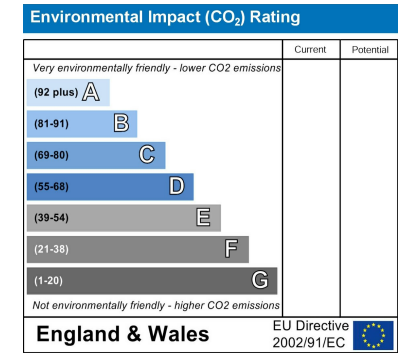
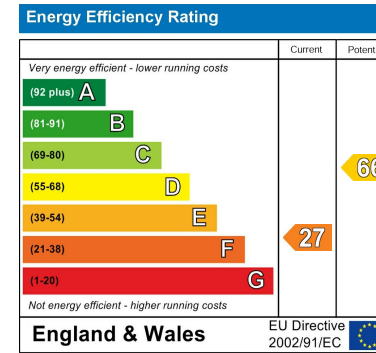
OUTBUILDING



FLOOR PLAN

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



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