



**28 Talbot Court, Radcliffe on Trent,
Nottingham, NG12 2DQ**

£119,950
Tel: 0115 9336666

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

Offered for sale with the advantage of 'no chain' this ground floor apartment is conveniently located within a short distance of the village centre.

The accommodation includes an entrance hall with generous storage, a modern fitted kitchen, a lounge with French door to the outside, a double bedroom and a shower room.

ACCOMMODATION

A uPVC single glazed entrance door leads into the entrance hall.

ENTRANCE HALL

With a central heating radiator and airing cupboard housing the foam insulated hot water cylinder with slatted shelving and consumer unit. A further storage cupboard housing the cold water storage tank and the gas central heating boiler and a third storage cupboard with shelving plus a double wardrobe with hanging rail and shelving.

LOUNGE

With a central heating radiator and uPVC windows and doors to the outside.



KITCHEN

Fitted with a white fronted Shaker style range of base and wall cabinets with rolled edge worktops and tiled splashbacks, an inset stainless steel single drainer sink with mixer tap, a built-in under counter oven with four ring gas

hob and chimney extractor hood over. There is recess and plumbing for a washing machine plus tiled flooring, central heating radiator and a uPVC window.



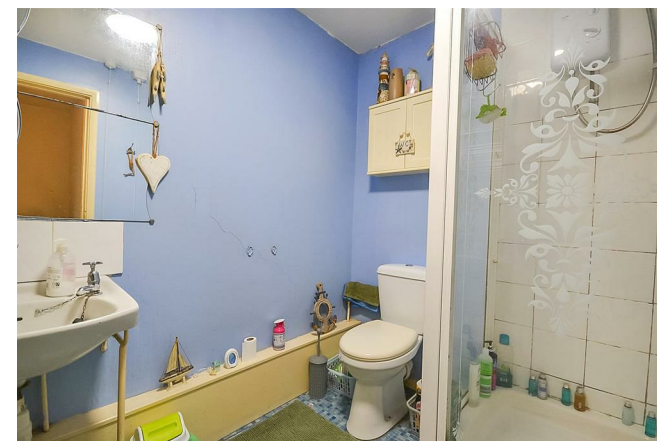
BEDROOM

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



SHOWER ROOM

Fitted with a wash basin with hot and cold taps and tiled splashbacks, a close coupled toilet and a shower enclosure with Triton electric shower. Central heating radiator and uPVC obscured window.



LEASEHOLD

The apartment is offered on a Leasehold basis with an 125 year Lease granted in 1988. Ground rent and service charges are paid to Metropolitan Housing of approx. £125.00 per month to include buildings insurance and the general upkeep of the external and communal parts of the development.

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.

ADDITIONAL INFORMATION

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>

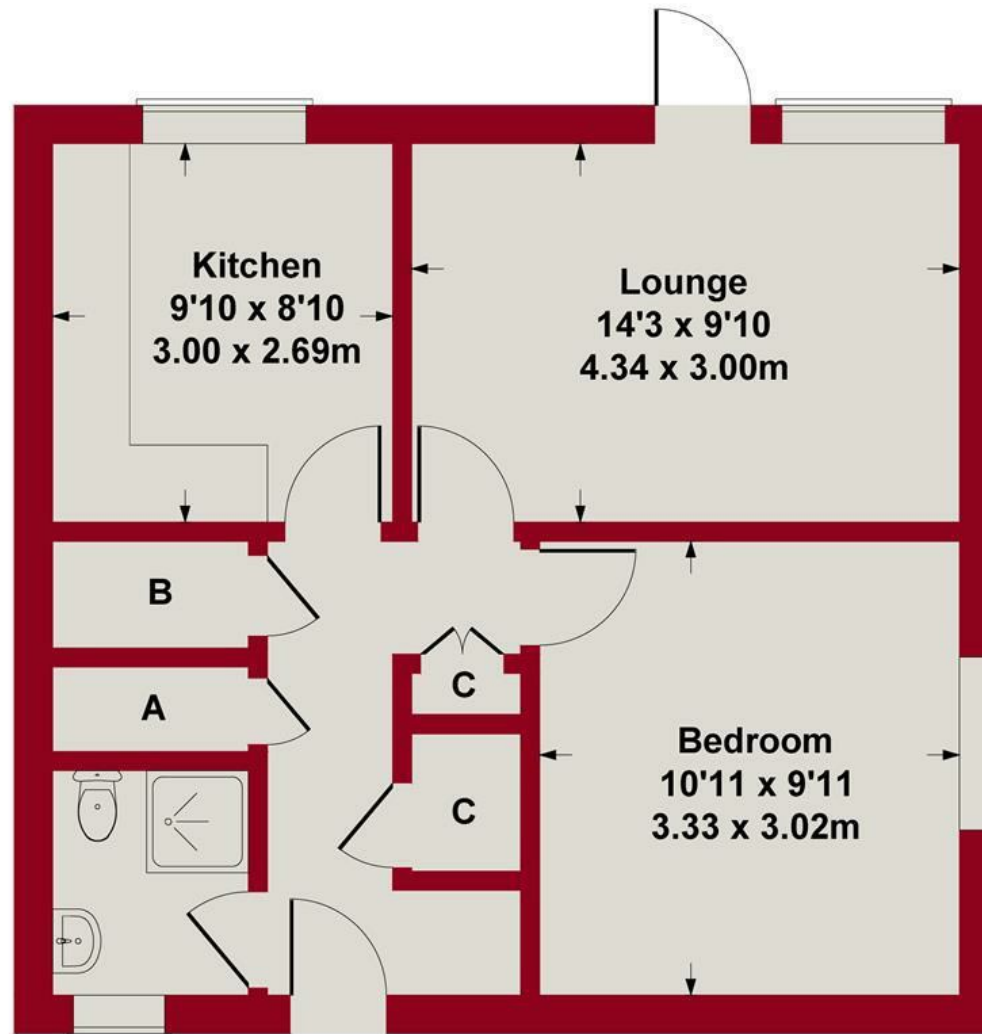
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

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

Approximate Gross Internal Area
522 sq ft - 48.49 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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Village Sign



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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

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		
	65	76
England & Wales		
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		
England & Wales		
EU Directive 2002/91/EC		



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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