



18 The Chestnuts Main Road, Radcliffe on
Trent, Nottingham, NG12 2BP

£113,000

Tel: 0115 9336666

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

- 1st Floor Apartment
- A Good Sized Lounge
- Breakfast Kitchen
- Ample Storage
- Attractive Communal Gardens
- Designed For Over 55's
- 2 Bedrooms Both With Wardrobes
- Recently Upgraded Shower Room
- Carelink System Available
- Communal Car Park For Residents & Visitors

A superb opportunity to purchase a well appointed first floor apartment, designed specifically for the Over 55's and occupying a convenient setting within walking distance of village amenities.

The majority of the accommodation sits on the first floor, and is accessed via a recently installed stairlift which leads to a first floor landing with ample storage. There is a lounge with a window overlooking the communal gardens, a kitchen with space for a breakfast table and chairs plus two bedrooms both with built-in wardrobes and a well appointed shower room.

Outside the property enjoys delightful communal gardens which are maintained as part of the monthly service charge, plus a communal car park for residents and visitors.

ACCOMMODATION

A ground floor entrance door has useful storage to the side and leads into the ground floor entrance hall.

GROUND FLOOR ENTRANCE HALL

With staircase and recently installed Stannah stairlift leading to the first floor landing.

FIRST FLOOR LANDING

With wall mounted electric storage heater and an excellent level of storage including a built-in double cloaks cupboard and a large walk-in storage cupboard plus an airing cupboard housing the hot water cylinder.

LOUNGE

A spacious lounge located at the front of the property with UPVC double glazed window overlooking the communal gardens, a wall mounted electric heater and a door into the breakfast kitchen.

BREAKFAST KITCHEN

Fitted with a range of base and wall cabinets with cupboards and drawers, rolled edge worktops and tiled splashbacks, and inset stainless steel single drainer sink with mixer tap and built-in appliances including an electric oven, four zone electric hob with extractor hood over. There is space for appliances including a recess and plumbing for a washing machine plus a UPVC double glazed window to the rear with lovely open views.

BEDROOM ONE

A good sized double bedroom with UPVC double glazed window to the rear aspect, a wall mounted electric heater and a useful built-in double wardrobe.

BEDROOM TWO

With wall mounted electric heater, a timber framed window to the rear aspect and a useful built-in double wardrobe.

SHOWER ROOM

A superbly fitted shower room with a white suite including a dual flush toilet and a vanity wash basin with mixer tap and cupboards below. There is a walk-in shower enclosure with fixed glazed screen and Redring electric shower, Mermaid boarding throughout for splashbacks, a chrome heated towel rail and a timber framed obscured window to the front aspect.

COMMUNAL GARDENS

Access to the apartment itself can be gained via the delightful communal courtyard gardens with the apartment having its own porch with light and front door to the internal accommodation. The gardens are laid out to lawned sections with paved areas and pathways, mature trees, bench seating and lantern lights. There is also a clothes drying area with several rotary dryers.

CAR PARK

Several spaces are reserved for The Chestnuts residents within the communal car park.

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.

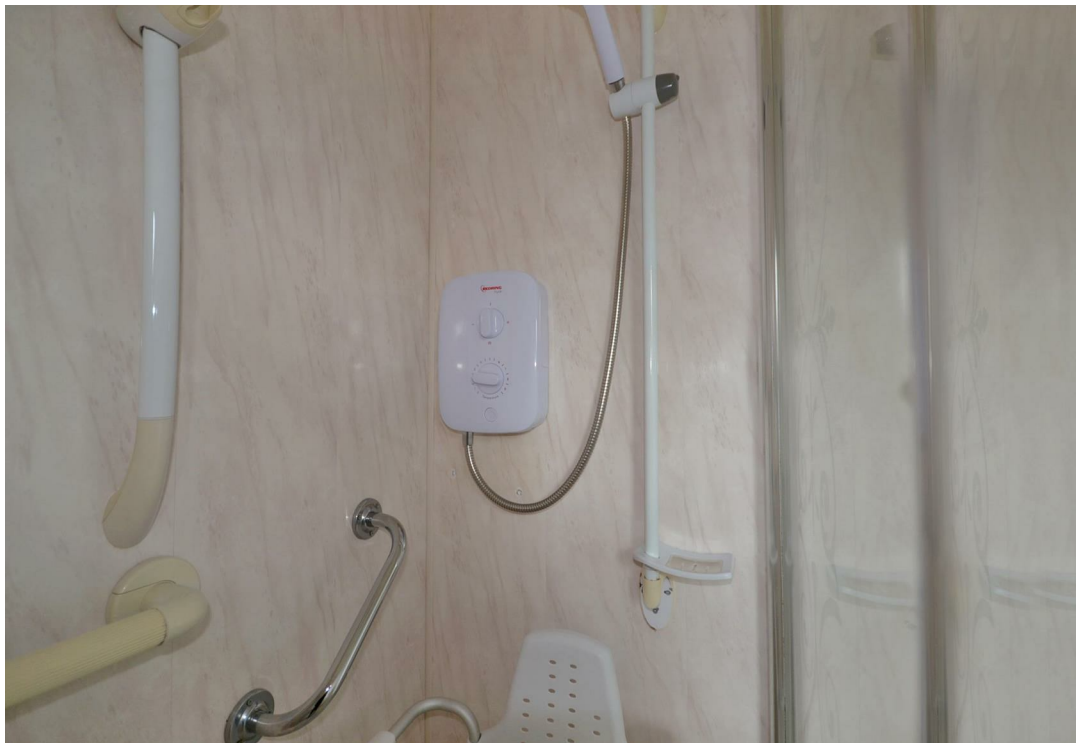
MAINTENANCE/SERVICE CHARGES

The Chestnuts is a purpose built retirement development suitable for occupants 55 years of age and over offered for re-sale on a leasehold basis with a 99 year lease granted in October 1989. There are service charges of £2,263.21 for the period 1.1.2025 - 30.12.2025 and a ground rent of £207.83 for the period 1.1.2025 - 30.12.2025, to be paid to Chelsea Heritage Ltd. (Luton) covering exterior maintenance, communal gardens, lighting, window cleaning, buildings insurance. We understand that residents can also opt into the 24 hour emergency Carelink system. Water and utilities are metered and billed individually.

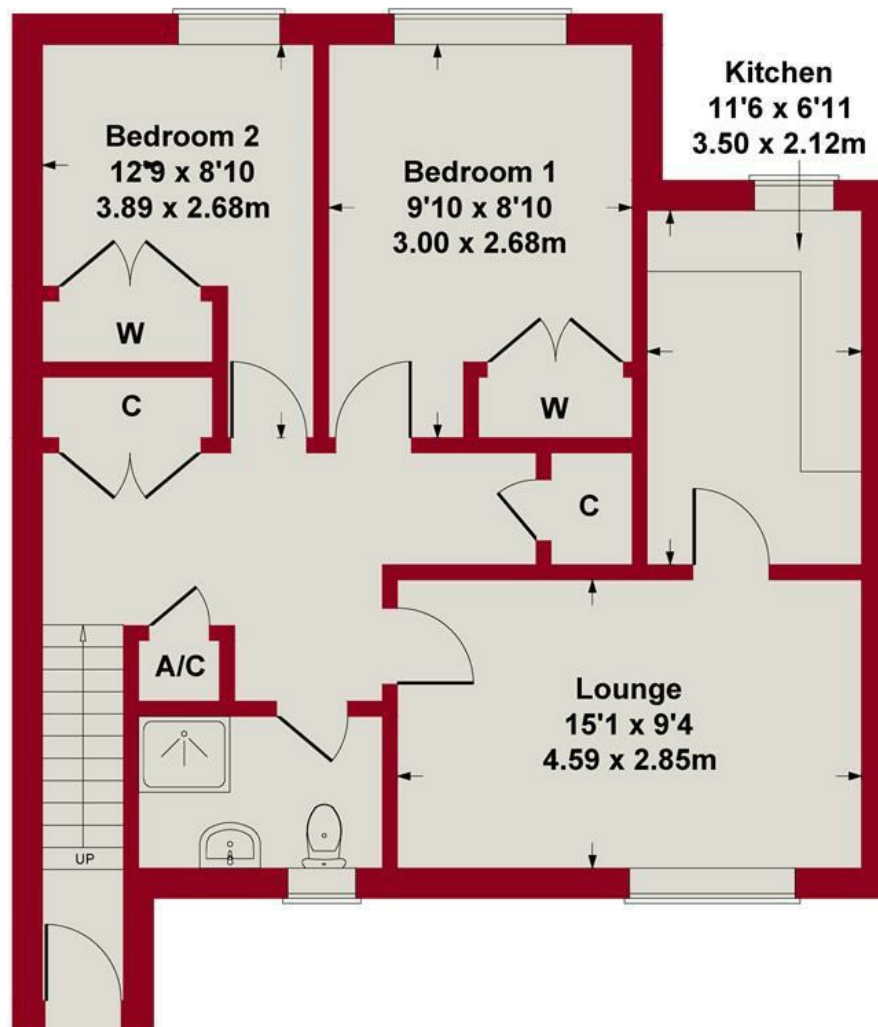
VIEWINGS

By appointment with Richard Watkinson & Partners.





**Approximate Gross Internal Area
678 sq ft - 63 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		
	73	79
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



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



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