



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

£100,000

Tel: 0115 9336666

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

- Attractive 1st Floor Apartment
- Dual Aspect Lounge/Diner
- Hallway with Storage
- Bathroom
- Beautiful Gardens
- Chain Free
- Fitted Kitchen
- Double Bedroom with Wardrobes
- Popular Retirement Complex
- A Range of Communal Facilities

A superb opportunity to purchase this 1st floor retirement apartment, forming part of this popular purpose built complex, located just a short distance from the village centre.

The apartment is chain free and includes a hallway with useful storage, an L-shaped dual-aspect lounge/diner with lovely views over the surrounding area and double doors into the fitted kitchen. There is a double bedroom with fitted wardrobes and a bathroom with storage.

Facilities within this popular development include parking, beautifully landscaped communal gardens and lovely furnished lounges for all to enjoy.

Must view!

ACCOMMODATION

A panelled entrance door leads into the entrance hall.

ENTRANCE HALL

With coved ceiling, a cupboard housing the electricity meter and a useful built-in cupboard with mirror fronted folding door housing the consumer unit.

LOUNGE DINER

A lovely double aspect L shaped lounge diner bathed in natural sunlight from two uPVC double glazed windows, coving to the ceiling and a Storad electric storage heater plus glazed double doors into the kitchen.

KITCHEN

Fitted with a range of base and wall units with rolled edge worktops and tiled splashbacks, an inset stainless steel single drainer sink with hot and cold taps and built-in appliances including a four ring electric hob with extractor hood over and an eye level integrated oven. There is space for further appliances beneath the worktops plus a uPVC double glazed window, coved ceiling and a wall mounted fan heater.

BEDROOM

A double bedroom with electric storage heater, coved ceiling, a uPVC double glazed window and a fitted double wardrobe with hanging rail and shelving.

BATHROOM

Fitted with a close coupled toilet, a vanity wash basin with hot and cold taps and cupboards

below and a panel sided bath with mixer shower attachment. Tiling for splashbacks, an electric towel radiator and an airing cupboard housing the foam insulated hot water cylinder with light and slatted shelving.

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.

There is an annual maintenance/service charge, being £1,599.37 for the 6-month period 1/9/2024 - 28/2/2025. Service charge includes 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.

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.

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>







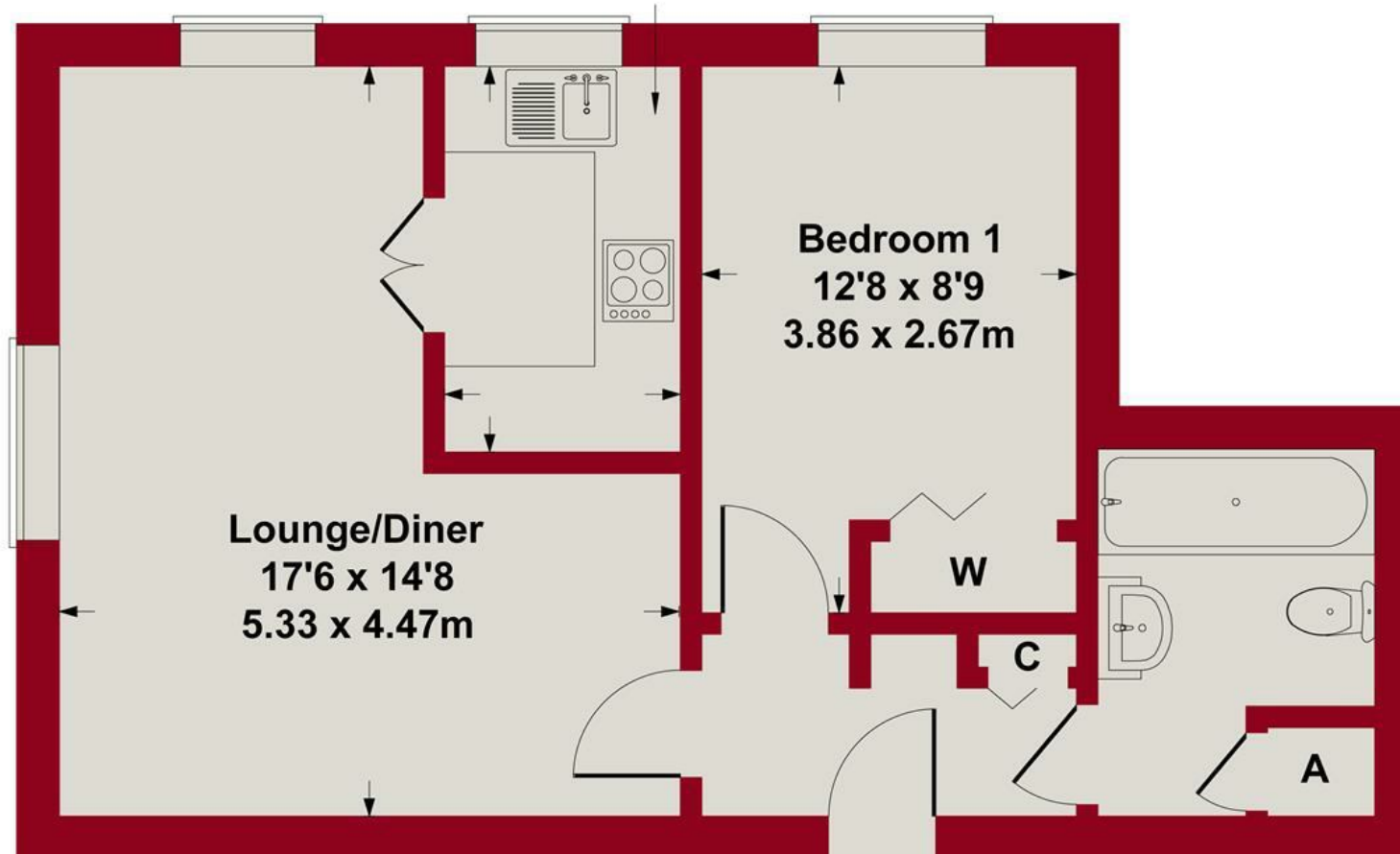
Approximate Gross Internal Area

475 sq ft - 44 sq m

Kitchen

9'0 x 5'8

2.74 x 1.73m



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		
	79	83
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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