



5 Addington Court, Radcliffe on Trent,  
Nottingham, NG12 1DW

Guide Price £115,000

Tel: 0115 9336666

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An opportunity to purchase an affordable first floor apartment, ideal for first time buyers. The accommodation benefits from uPVC double glazing and in brief comprises; entrance hall with useful walk-in storage cupboard, a well proportioned lounge, a modern fitted kitchen, a double bedroom and a three piece bathroom. Outside are communal gardens and resident parking.

### ACCOMMODATION

An entrance door leads into the entrance hall.

### ENTRANCE HALL

With a central heating radiator, access hatch to the roof space, laminate flooring and a large walk-in storage cupboard with shelving, light and housing the central heating boiler.

### KITCHEN

Fitted with a range of modern base and wall units with cupboards and drawers, rolled edge worktops and tiled splashbacks, an inset 1.5 bowl single drainer sink with mixer tap and a built-in oven with four zone electric hob and chimney extractor hood over. There is space for further appliances including plumbing for a washing machine plus a central heating radiator and a uPVC double glazed window.



### LOUNGE

A nicely proportioned dual aspect reception room with a central heating radiator and uPVC double glazed windows to two elevations.



### BEDROOM

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



### BATHROOM

Fitted in white with a panel sided bath with mixer tap and Creda electric shower over. There is a close coupled toilet and a pedestal wash basin with hot and cold taps plus tiling around the bath and the sink areas for splashbacks, a central heating radiator and a uPVC double glazed obscured window.



### PARKING

Resident and visitor parking is available on site.

### LEASEHOLD

We are lead to believe by the Vendor that a 125 year Lease was granted in 1998 with approx 98 years remaining.

There are maintenance & service charges including ground rent totalling in the region of £125 per month. This monthly charge covers the maintenance and upkeep of the communal aspects of Addington Court, inside and out and buildings insurance.

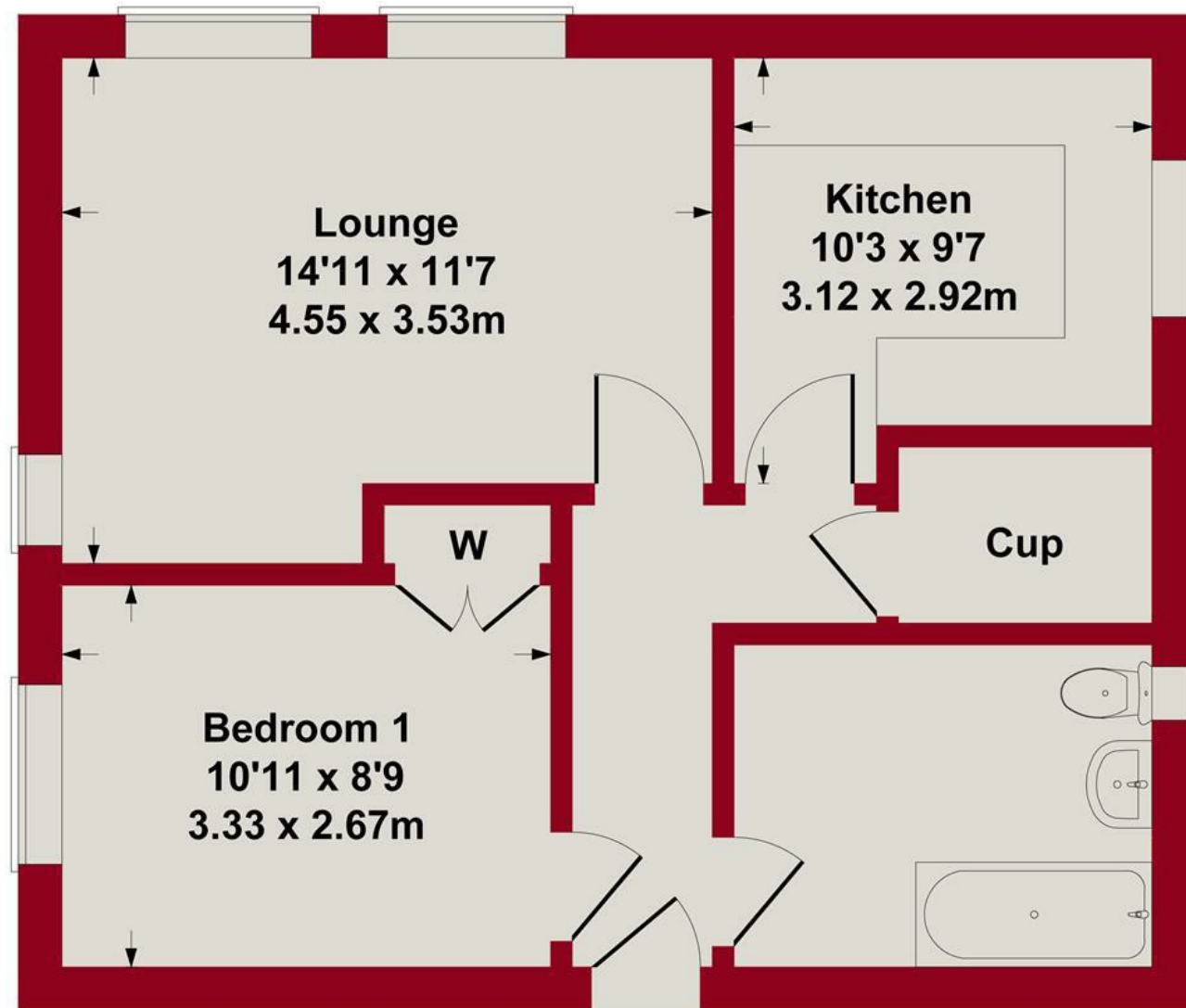
### **RADCLIFFE ON TRENT**

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.

**Approximate Gross Internal Area**  
**521 sq ft - 48 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



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*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.*

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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 |         |                         |
|                                             | 66      | 77                      |
| 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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