



**10 Westcliffe Court Shelford Road, Radcliffe
on Trent, Nottingham, NG12 1AW**

£119,950

Tel: 0115 9336666

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

- 1st Floor Apartment
- Lounge with views over Gardens
- 2 Bedrooms
- Attractive Communal Gardens
- No Chain
- Kitchen
- Shower Room
- Resident Parking

This spacious 1st floor apartment forms part of this purpose built over 55's retirement complex and is offered for sale with the advantage of 'no chain'.

The accommodation is well-proportioned throughout and includes an entrance hall with storage, a spacious lounge with views over the attractive communal gardens, kitchen, 2 bedrooms and a shower room.

Outside the development enjoys lovely communal gardens and resident parking.

ACCOMMODATION

A panelled entrance door leads into the entrance hall.

ENTRANCE HALL

With Fischer electric radiator, access hatch to the roof space, telephone entry control and a double airing cupboard with slatted shelving housing the electricity meter, the consumer units and a wall mounted Crown water heater.

LOUNGE DINER

A dual aspect lounge diner with Fischer electric radiator, uPVC double glazed windows to both the front and side aspect, the side with a lovely view over the communal gardens. The focal point of the room is an Adam style fireplace with marble insert and hearth housing an electric fire.

KITCHEN

Fitted with a range of base and wall cabinets with rolled edge worktops and tiled splashbacks and an inset stainless steel sink with mixer tap and a built-in oven by Indesit plus four zone electric hob with concealed extractor hood over. There is space for further appliances plus tiling for splashbacks, a coved ceiling and kick space heater.

BEDROOM ONE

A double bedroom with wall mounted radiator, a uPVC double glazed window to the side aspect and a range of fitted furniture including wardrobes.

BEDROOM TWO

With Fischer electric radiator, a uPVC double glazed window to the front and a fitted wardrobe with mirror fronted sliding doors.

SHOWER ROOM

Fitted with a close coupled toilet, a pedestal wash basin with hot and cold taps and a walk-in shower enclosure with glazed screens and Triton electric shower with seat and hand rails. Tiling for splashbacks, extractor fan, coved ceiling and an electric towel radiator.

COMMUNAL GARDEN ROOM

A communal garden room for all the residents to enjoy branching off the main entrance hall located upon the ground floor providing a pleasant seating area with direct access onto the communal gardens.

OUTSIDE

Westcliffe Court is superbly positioned within the village and set back from the popular Shelford Road with a large communal parking area and fenced off bin storage.

COMMUNAL GARDENS

Landscaped communal gardens are fully maintained under the Maintenance and Service Agreement surrounding the development on both sides and the rear with paved seating areas, shaped lawns, mature shrubs, trees and flowerbeds. Ideal for those seeking an attractive garden to enjoy and sit out in without the usual upkeep and maintenance.

LEASEHOLD DETAILS

The property is marketed on a Leasehold basis issued on the 25th June 1997 for a period of 125 years. There are current service charges of approximately £167 per month payable to Westcliffe Court which covers the upkeep and maintenance of the external parts of the building including buildings insurance, water charges and 24 hour emergency alarm system as well as the maintenance of the communal gardens and associated grounds. In addition to the service costs there is also a ground rent of £50 per annum.

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 C.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

Upvc double glazing on all windows fitted August 2022

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/>

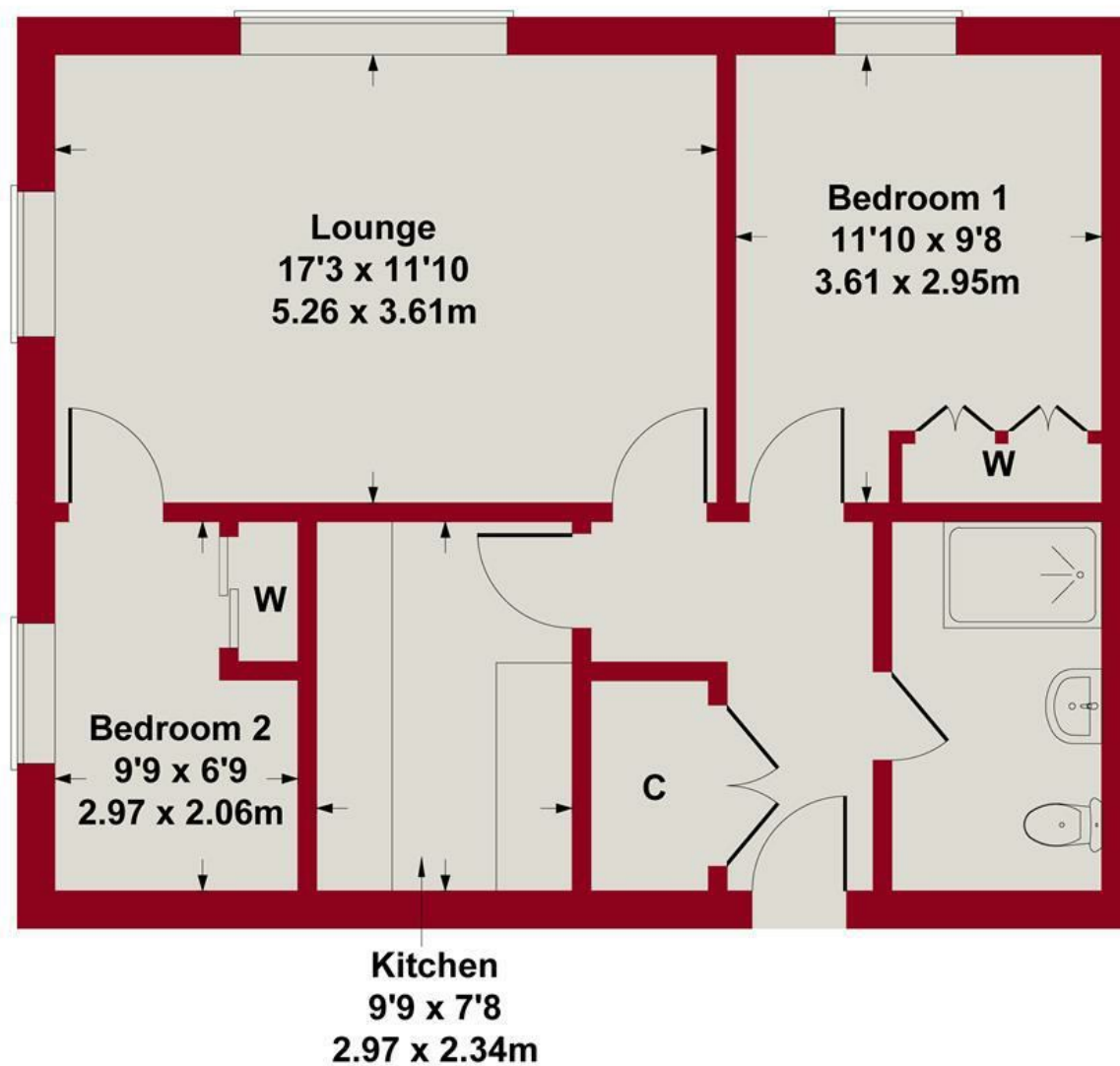
Planning applications:-

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





**Approximate Gross Internal Area
611 sq ft - 57 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.
Copyright V360 Ltd 2025 | www.houseviz.com



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		
	69	77
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



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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

34 Main Road,
Radcliffe On Trent NG12 2FH
Tel: 0115 9336666
Email: radcliffeontrent@richardwatkinson.co.uk

