



**19 Cutlers Court, Radcliffe on Trent,  
Nottingham, NG12 2PS**

**Guide Price £175,000**

**Tel: 0115 9336666**

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



A great opportunity to purchase a modern ground floor apartment, occupying a highly convenient location and offering spacious, well-appointed accommodation.

Ideal for first-time buyers or those looking for low-maintenance, single storey living, the accommodation in brief comprises: entrance hall with storage, a lounge diner with French doors to the outside, a modern kitchen with built-in appliances, two double bedrooms, both with built-in wardrobes, and a modern bathroom. Outside is allocated parking for one car.

This purpose-built development was built c.2006, close to the village centre and its wealth of amenities and viewing is highly recommended to appreciate the space and convenient living on offer.

### ACCOMMODATION

A panelled entrance door on the ground floor of the apartment block leads into the reception hall.

### RECEPTION HALL

With a central heating radiator, telephone entry control panel for the main front door, a useful built-in storage cupboard with light and doors to rooms including a door into the lounge diner.

### LOUNGE DINER

A well proportioned reception room with two central heating radiators and uPVC double glazed French doors with side windows to the outside. Double doors open into the kitchen.



### KITCHEN

A modern kitchen fitted with a range of base and wall cabinets with rolled edge worktops and tiled splashbacks, an inset 1.5 bowl single drainer sink with mixer tap and built-in appliances including an Electrolux oven with four zone electric hob and chimney extractor hood over. There is an integrated dishwasher plus space for further appliances including plumbing for a washing machine. Tiled flooring, spotlights to the ceiling and a central heating radiator.



### BEDROOM ONE

A double bedroom with a central heating radiator and a uPVC double glazed window plus a useful built-in wardrobe with hanging rail and shelving.



### BEDROOM TWO

With a central heating radiator, a uPVC double glazed window and a useful built-in cupboard with shelf and also housing the Worcester combination boiler.



### BATHROOM

Fitted in white with a three piece suite including a close coupled toilet, a pedestal wash basin with mixer tap and a panel sided bath with mixer tap and mains fed shower over with glazed shower screen. Tiling for splashbacks, tiled flooring, electric shaver point, extractor fan and spotlights to the ceiling and a towel radiator.



### PARKING

There is an allocated parking spot belonging to the property.

### LEASEHOLD

This purpose built development was built back in 2006 with a new 125 year Lease being granted in 2007. Annual contributions made for service charges for general maintenance are paid to Flying Keys currently at £147.85 per month. There is also a ground rent of £200 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

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>

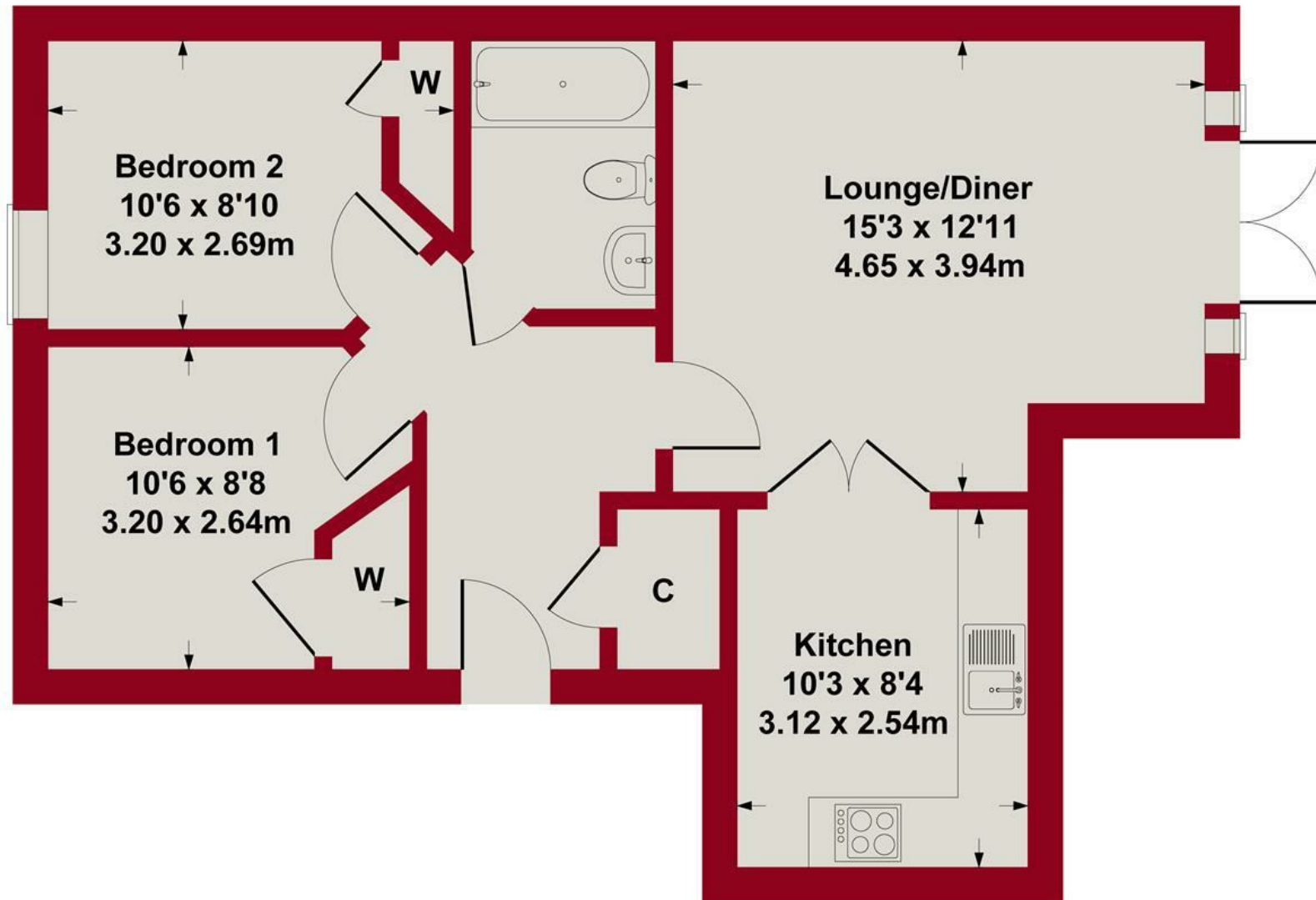
School Ofsted reports:-

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

Planning applications:-

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

**Approximate Gross Internal Area**  
**606 sq ft - 56 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.*

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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