

**FOR SALE**

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**APARTMENT 4, WESTCLIFFE COURT, 78 SHELFORD ROAD,  
RADCLIFFE-ON-TRENT, NOTTINGHAM,  
NOTTINGHAMSHIRE NG12 1AW**

**£120,000**

## APARTMENT 4, WESTCLIFFE COURT, 78 SHELFORD ROAD, RADCLIFFE-ON-TRENT, NOTTINGHAMSHIRE NG12 1AW

Hammond Property Services are delighted to bring to the market this GROUND FLOOR apartment within Westcliffe Court, a retirement development for the over 55's. A rare opportunity to acquire such an apartment in the heart of Radcliffe-On-Trent and with the benefit of NO CHAIN to ensure a speedy transaction.

This very well presented property enjoys a delightful position with established communal gardens located to the rear and sides.

When entering the property there is a Security door with intercom entrance system. A spacious hallway gives access to a staircase and a lift.

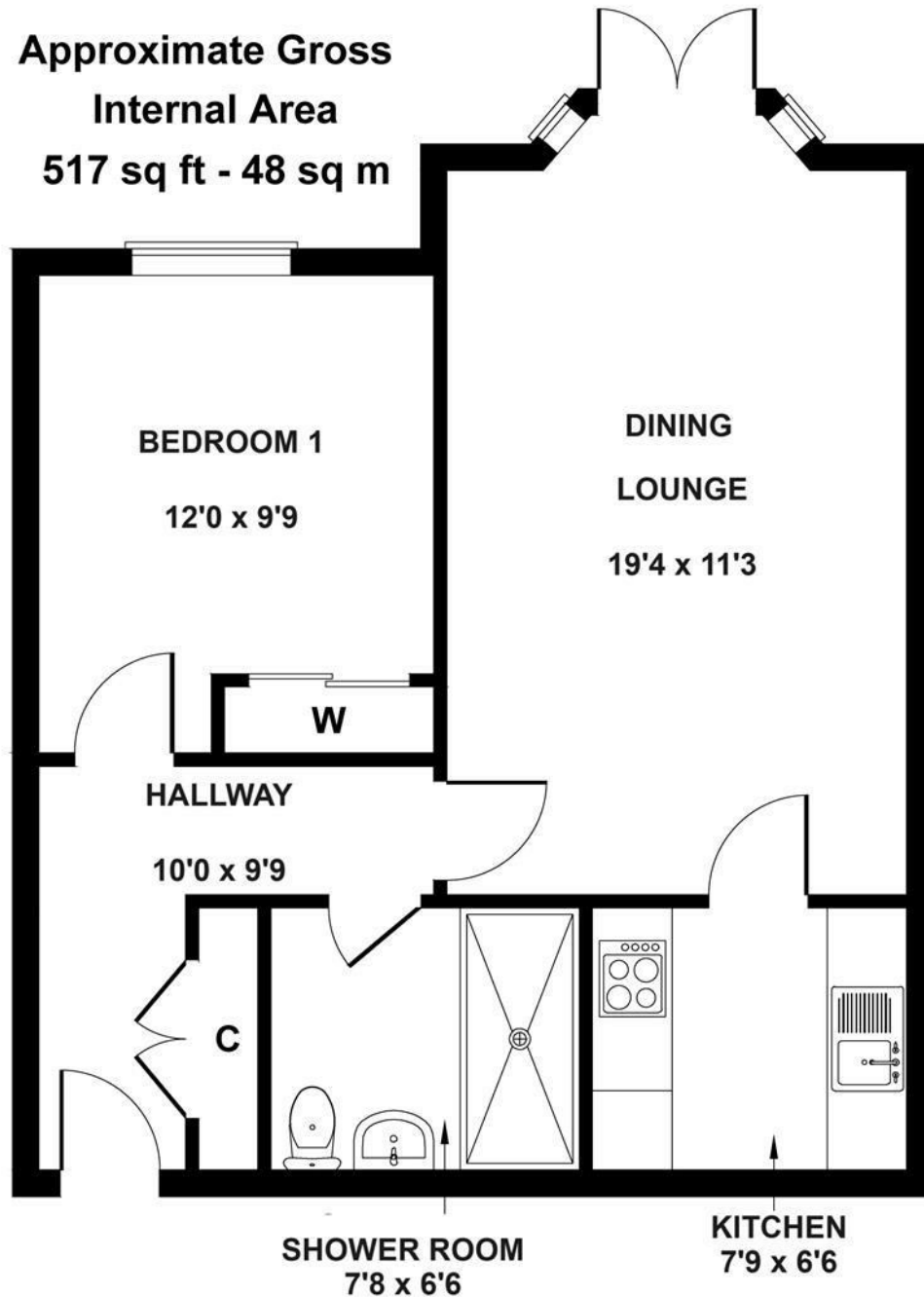
Upon entering the apartment there is a spacious storage cupboard housing the consumer unit and shelving and a wall mounted intercom phone. From the entrance hallway, there is a larger than average dining / lounge, with access to the kitchen, and double doors out onto the communal gardens, a shower room and a spacious double bedroom.

Radcliffe enjoys a wonderful range of supermarkets and independent shops, eateries and public houses. Should a shopping trip to a larger town be the 'order of the day' Radcliffe has a direct rail link to Nottingham and in the opposite direction to the East Coast.

LEASEHOLD PROPERTY; The 125 year Lease began in 1997. There is a Ground Rent of £50.00 per annum and a Monthly Service Charge of £133.30



**Approximate Gross  
Internal Area  
517 sq ft - 48 sq m**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		76	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Council Tax Band**

**B**

**DIRECTIONAL NOTE** From the A46 / A52 crossroads at Saxondale Island, the property may be approached via the A52 in the direction of Nottingham. After approximately 3 miles, turn right at the traffic lights into Radcliffe-on-Trent onto Bingham Road. Continue along and the road becomes Main Road which has shops on either side. At the mini-round about turn right onto Shelford Road. The property will then be found on the right hand side clearly denoted by the Hammond Property Services For Sale sign.

**For Sat Nav use Post Code: NG12 1AW**



**HALLWAY**

9'10 x 9'9 (3.00m x 2.97m)

A security door with intercom entry, walking past the staircase where you will find the entrance to Apartment 4 on the left hand side.

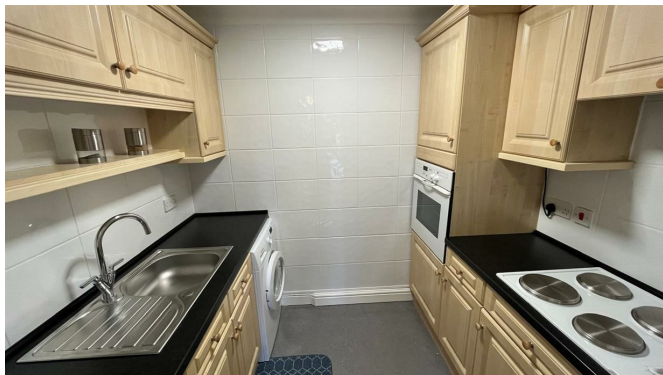
**LOUNGE**

19'4 x 11'3 (5.89m x 3.43m)

A spacious living room with feature electric fireplace, storage heater, double doors out onto the communal gardens and door way through to the





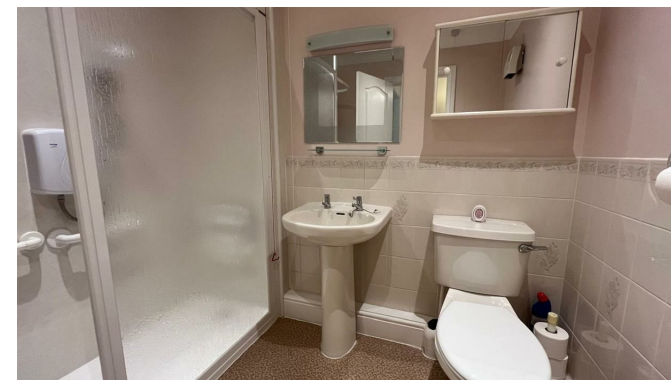


### **KITCHEN**

7'9 x 6'6 (2.36m x 1.98m)  
with base and wall mounted units, integrated oven, electric hob and stainless steel sink. There is space for an under counter fridge and washing machine.

### **SHOWER ROOM**

7'8 x 6'7 (2.34m x 2.01m)  
Fitted with a three piece suite comprising of low flush W.C., walk in shower and hand basin.





**BEDROOM**

12'0 x 9'9 (3.66m x 2.97m)

With a built in, mirrored, wardrobe, storage heater and double glazed window overlooking the gardens to the side.

**OUTSIDE**

The property is set back from the road with numerous parking spaces.

To the rear and side are beautiful, and well tended, gardens with large lawn and mature planted borders and trees.



