



Haddon Way, Radcliffe-On-Trent
Nottingham, NG12 1DD



**Haddon Way, Radcliffe-On-Trent
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£150,000**

Offered to the market is this, two bedroom, duplex maisonette occupying the first and second floor. Accommodation Comprises: Entrance hall, contemporary open plan kitchen / living / dining room with access to balcony, two bedrooms, bathroom, garage situated in a block, communal off road car parking and communal gardens. EPC - C. Leasehold, Council tax band - A. No Upward Chain.

Entrance Hall

Double glazed door to the rear elevation, stairs rising to the first floor and door to the Open Plan Kitchen / Living / Dining Room.

Open Plan Kitchen / Living / Dining Room

15'1" max x 25'1" max (I-shaped) (4.62 max x 7.67 max (I-shaped))

UPVC double glazed window to the front elevation and double glazed door to the Balcony.



Kitchen Area

Fitted with a contemporary range of base and wall mounted units with work surface over, breakfast bar, built-in cooker with electric hob over, built-in slim-line dishwasher, built-in fridge and freezer, uPVC double glazed window to the rear elevation and door to Pantry cupboard.

Landing

Doors to the Bedroom and Bathroom accommodation and having loft access.

Bedroom One

15'1" x 9'6" (4.6 x 2.92)

Double glazed to the front elevation and built-in cupboard.

Bedroom Two

8'11" x 12'7" (2.72m x 3.84m)

Double glazed to the rear elevation and built-in cupboard.

Bathroom

Fitted with a three piece suite comprising: Bath with shower over, low level wc and pedestal wash basin, tiled splash backs and double glazed opaque glass window to the rear elevation.

Outside

There are number of integrated storage cupboards, with the main one having light and power, space and plumbing for washing machine and housing the gas central heating boiler.

Garage

There is a single brick built garage situated in a block with communal car parking for one vehicle.

Communal Areas

There is the use of a communal areas.

Agents Note

This property has 958 years left on the lease and an annual charge of £40 for ground rent and service charges

This property is Gas centrally heated, has mains drains, water and electric and broadband.

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.

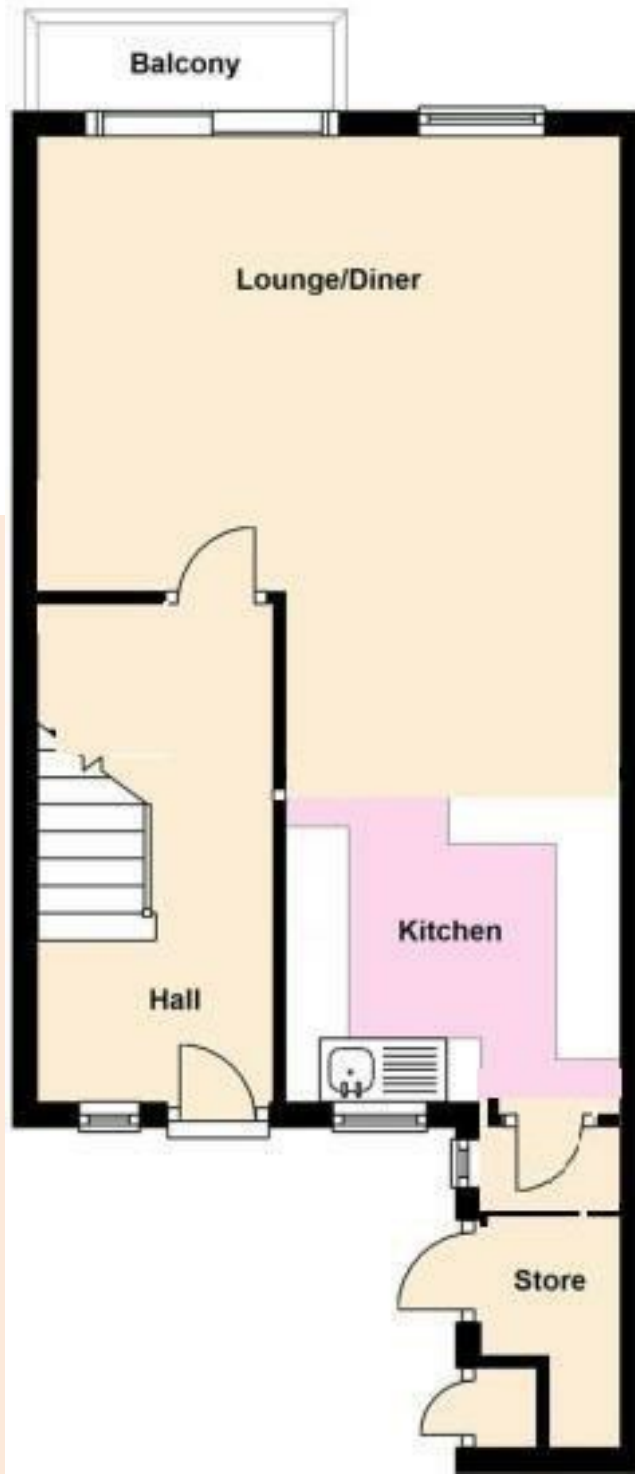
Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	



First Floor

