



Brielen Court, Radcliffe-On-Trent
Nottingham, NG12 2GB



Brielen Court, Radcliffe-On-Trent Nottingham, NG12 2GB £110,000

Offered to the market is this one bedroomed apartment located upon the top floor of this purpose built McCarthy & Stone Retirement Development. Exclusively for the over 55's and set within the heart of Radcliffe on Trent within walking distance of the central shops and amenities. This apartment benefits from a well presented interior including a fitted kitchen, living room and bedroom with built-in wardrobes. Council Tax Band - B. Leasehold. EPC -C. No Upward Chain.

Communal Foyer

A security door with intercom system gives access to the development itself and all the communal areas including: Recently re-fitted seating areas, laundry room, lift and staircase rising to the top floor. A wooden paneled front door opening into the apartment and Entrance Hall.

Entrance Hall

Having emergency pull cord and door entry intercom speaker, cloaks cupboard with shelving and doors to the accommodation.



Living Dining Room

14'2" max x 20'8" max (4.34 max x 6.32 max)

This lovely L shaped well proportioned reception room providing an open plan space with feature electric fireplace with a marble hearth, window overlooking the rear communal gardens, television point, electric storage heater, emergency pull cord and glazed double doors leading through to the kitchen.

Kitchen

8'11" x 7'8" (2.74 x 2.34)

Recently re-fitted to include a good range of cream high gloss base and wall mounted units with marble effect work surface over, inset sink and drainer, built-in under counter fridge and separate freezer, electric fan assisted oven and grill, electric hob with extractor over, uPVC double glazed window, tiling to splash backs and preparation areas and wood effect flooring.

Bedroom

13'0" max x 17'3" max (3.98 max x 5.26 max)

A lovely sized double bedroom with a pleasant outlook having a window overlooking the rear communal gardens, a run of built-in wardrobes, emergency pull cord and electric storage heater.

Shower Room

9'8" max x 6'9" max (2.96 max x 2.08 max)

A contemporary Shower Room being fitted with a three piece suite comprising: W.C. wash hand basin fitted to a vanity unit with mirror and wall light above and double corner shower cubicle, electric heated towel rail and airing cupboard housing the hot water cylinder with immersion and slatted shelving.

The Brielen Court Developments

The Brielen Court developments offers a number of communal facilities including a lounge and dining area with kitchenette off, laundry with washing machines, tumble dryers and ironing equipment. Within the complex there is also the benefit of a guest suite which is available to be booked out by residents for their visiting guests.

Communal Gardens

The communal gardens are fully maintained and beautifully landscaped incorporating shaped lawns, well stocked borders and seating areas enclosed by wrought iron railings.

Agents Note

Maintenance Charges - The development was built in 1998. The apartment is offered on a Leasehold basis with a 125 year Lease granted in 1997. A secure intercom entry system links to 24 hour emergency Careline Assistance. A lift accesses all floors. An annual maintenance/service charge of approx. £3177.54 is payable to First Port (Peveril), this covers the upkeep of the communal areas, gardens, water rates, window cleaning and building insurance. In addition an annual ground rent of £516.72 is payable to E&M Management 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.

Note



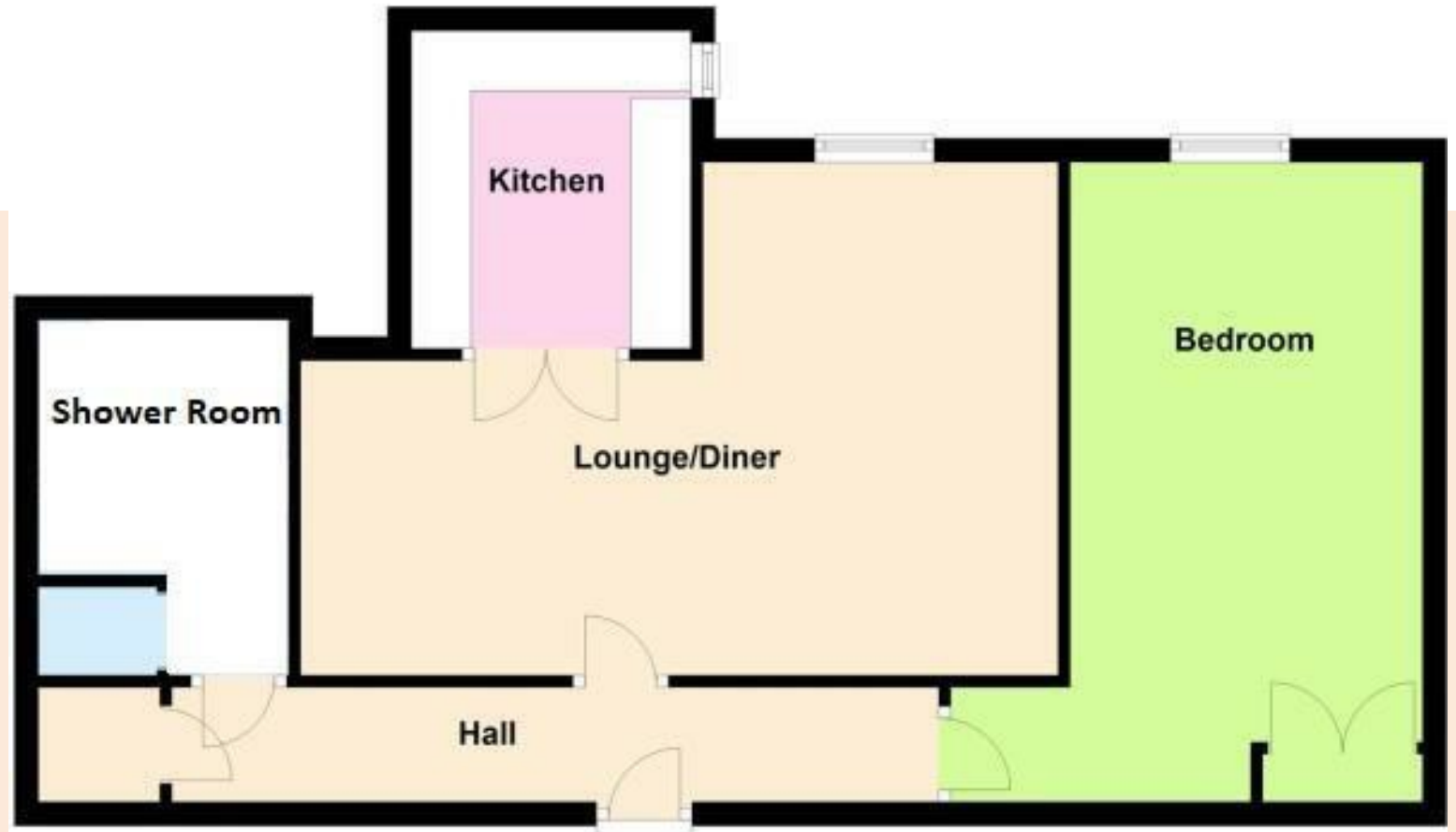
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

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.



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		
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		

Second Floor



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