



The Chestnuts, Main Road,
Radcliffe On Trent, NG12 2BP



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£115,000

Offered to the market is this Ground Floor, One Bedroom Apartment within a purpose-built retirement development for occupants 55 years of age and over. In need of modernisation with accommodation comprising: Entrance Hall, Living Room, Bedroom, Bathroom and Kitchen. Council Tax Band - B. Leasehold with approximately 64 years remaining. EPC - C. No Upward Chain.



Entrance

Wooden front door into Entrance Hall.

Entrance Hall

A spacious reception with panel doors to accommodation, good sized walk-in storage cupboard, coats hanging cupboard and airing cupboard housing the hot water cylinder and having electric storage heater.

Living Room

12'11" x 12'5" (3.96 x 3.81)

UPVC double glazed door and windows to the rear elevation, feature fireplace, telephone point, television point and electric storage heater.

Kitchen

12'9" x 6'11" (3.91 x 2.13)

Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, space and plumbing for washing machine, space for fridge freezer, built-in electric cooker with electric hob and extractor fan over, wooden window to the front elevation and tiled flooring.

Bedroom

12'11" x 9'8" (3.96 x 2.97)

UPVC double glazed window to the rear elevation, built-in wardrobe and electric storage heater.

Bathroom

6'5" max x 7'4" max (1.98 max x 2.24 max)

Fitted with a three piece suite comprising: W.C. wash basin and panel bath, heated towel rail and wooden window to the front elevation.

The Chestnuts

There are communal gardens and car park for residence to enjoy and the complex is located just a short walk away from the high street and a bus stop.

Agents Note

This property is a ground floor apartment within a purpose-built retirement development for occupants 55 years of age and over. This property is leasehold, with a 99-year lease granted in October 1989. There are service charges of £1,768.56 for the period 1/1/2024 - 31/12/2024 and a ground rent of £207.83 for the period 1/1/2024 - 31/12/2024, to be paid to Chelsea Heritage Ltd. (Luton) covering exterior maintenance, communal gardens, lighting, window cleaning, buildings insurance. We understand that residents can also opt into the 24 hour emergency Carelink system. Water and utilities are metered and billed individually.

There is Electric heating, mains electricity and water and mains drainage.

Good mobile phone coverage and broadband.

Low risk of surface water flooding, very low risk of flooding from rivers and the sea:<https://check-long-term-flood-risk.service.gov.uk/risk#>

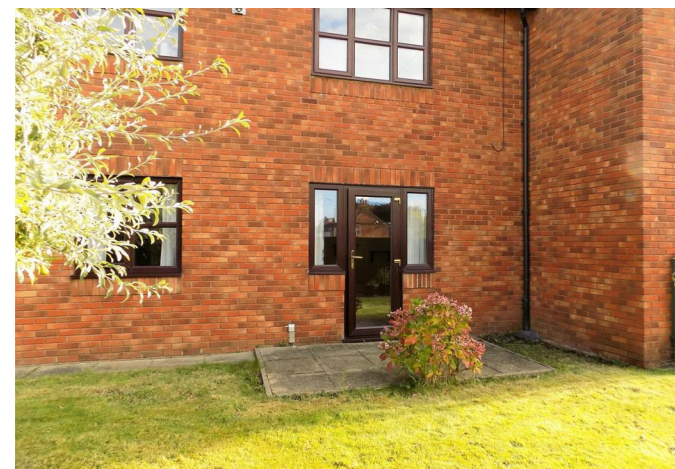
Money Laundering Regulations

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

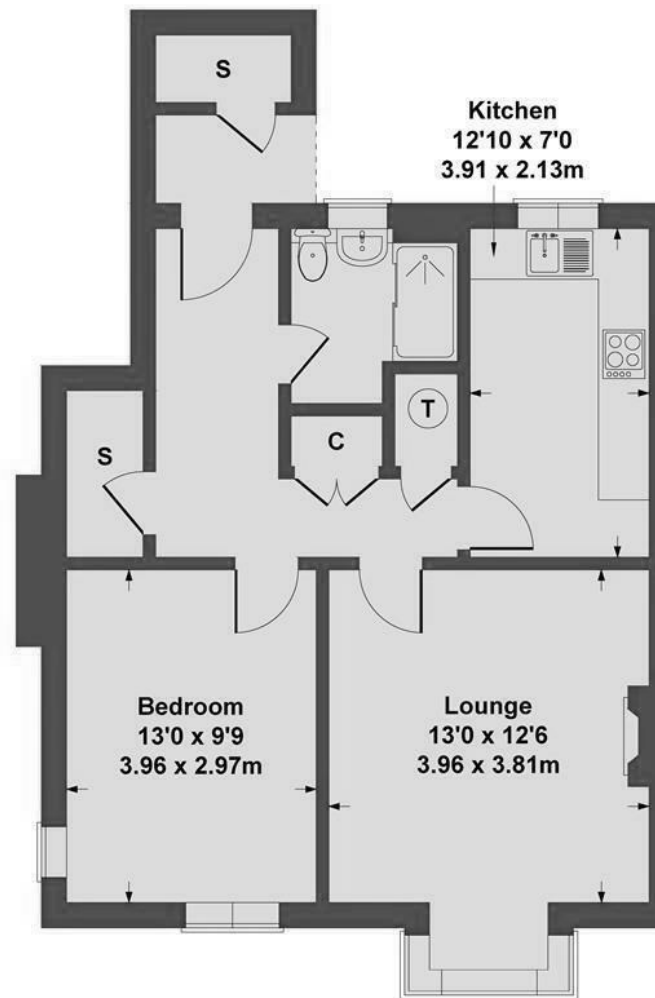
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

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 | 71 | 74 |
| (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 |

Approximate Gross Internal Area
624 sq ft - 58 sq m



GROUND FLOOR

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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