



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

**Guide Price £175,000**

**Tel: 0115 9336666**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Apartment
- Superbly Appointed
- L Shaped Sitting/Dining Room
- 2 Double Bedrooms
- Allocated Parking
- Ground Floor Location
- Entrance with Storage
- Modern Kitchen
- Well-appointed Bathroom
- Close to Village Centre

A modern ground floor apartment, occupying a highly convenient location only a short walk from the village centre and offered for sale with the advantage of 'no chain'. The property is superbly appointed throughout and includes a hallway with useful storage, a spacious sitting/dining room with door into the modern kitchen with built-in appliances. There are 2 double bedrooms and a modern bathroom whilst outside is allocated parking and viewing is highly recommended to appreciate the accommodation on offer.

### ACCOMMODATION

A solid panelled entrance door leads into the entrance hall.

### ENTRANCE HALL

An L shaped entrance hall with a central heating radiator, laminate flooring, security alarm control panel and sensor, a digital central heating thermostat, a useful built-in broom cupboard with light and a large built-in storage cupboard with light and housing the consumer unit.

### L SHAPED SITTING/DINING ROOM

A spacious reception room with two central heating radiators, laminate flooring, a uPVC double glazed window and a part glazed door into the kitchen.

### KITCHEN

A modern kitchen fitted with a range of base and wall units with rolled edge worktops and attractive brick effect tiled splashbacks. There is a built-in oven by Indesit, a four zone induction hob by Neff with chimney extractor hood over and space for further appliances including plumbing for a washing machine. An inset stainless steel 1.5 bowl single drainer sink with mixer tap plus tiled flooring, spotlights to the ceiling and a wall mounted Worcester combination boiler (new 2020).

### BEDROOM ONE

A good sized dual aspect double bedroom with laminate flooring, central heating radiator, two uPVC double glazed windows and a useful built-in double wardrobe with hanging rail, shelving and light.

### BEDROOM TWO

A double bedroom with a central heating radiator and a uPVC double glazed window.

### BATHROOM

A superbly appointed three piece bathroom in white, including a pedestal wash basin with

mixer tap, a panel sided bath with mixer tap and mains fed shower plus a glazed shower screen. There is a close coupled toilet plus tiling for splashbacks and to the floor, spotlights to the ceiling, an extractor fan and a chrome towel radiator.

### PARKING

The property features a nearby allocated parking spot.

### 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 £118 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.

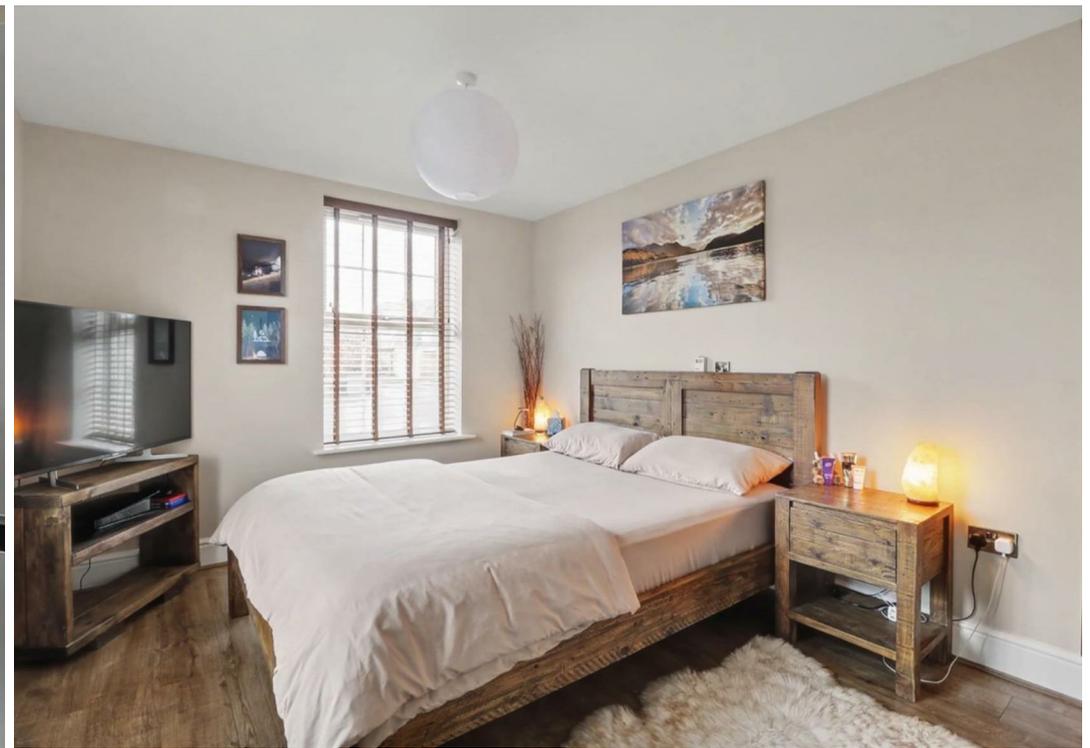
Flood assessment of an area: [\\_](https://check-long-term-flood-risk.service.gov.uk/risk#)  
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Broadband & Mobile coverage:-  
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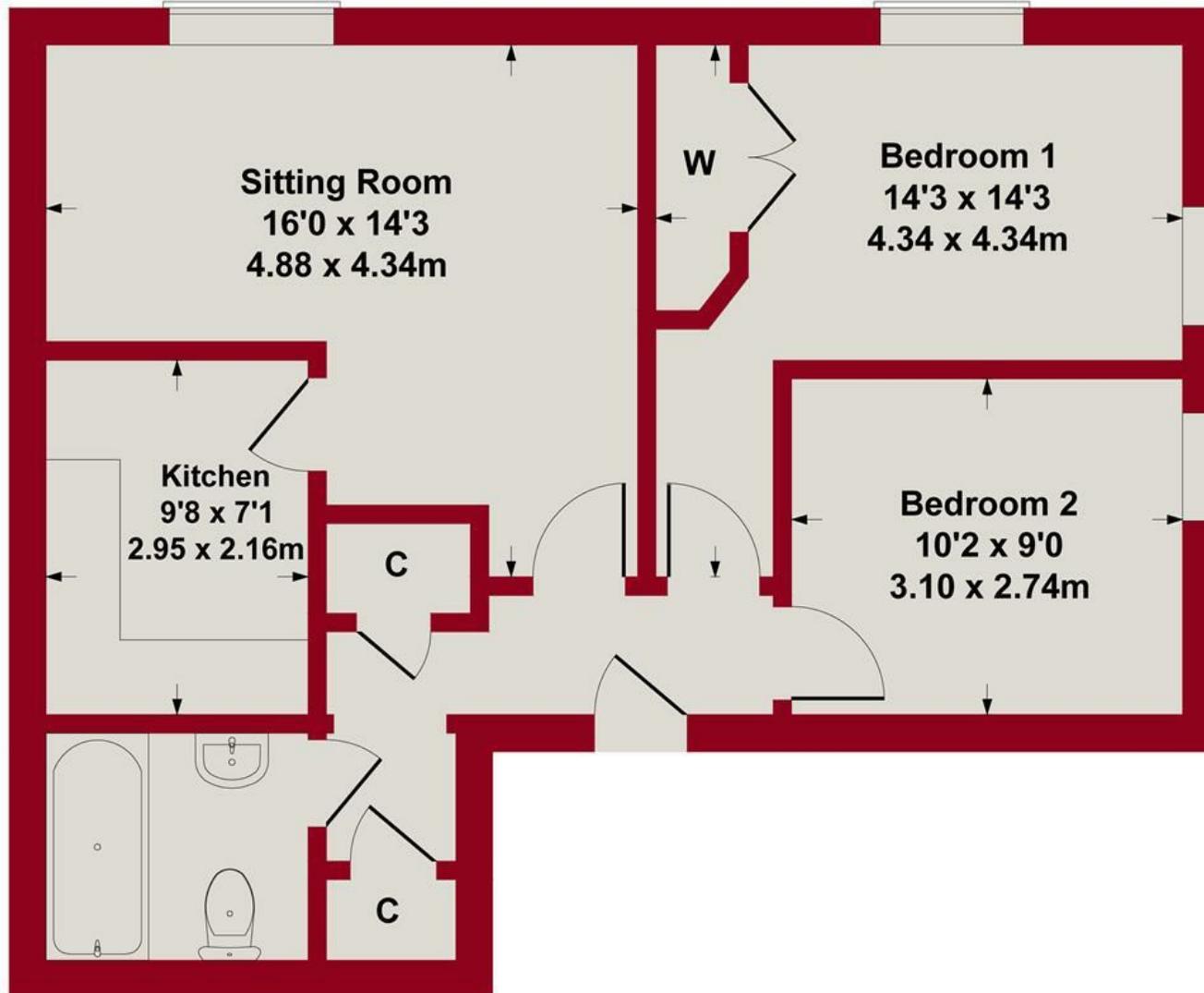
Planning applications:-  
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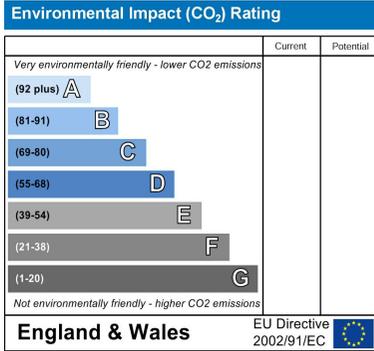
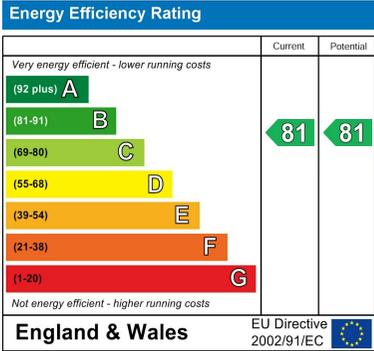


Approximate Gross Internal Area  
625 sq ft - 58 sq m



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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Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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