



**38 Brielen Court, Radcliffe on Trent,  
Nottingham, NG12 2GB**

**Offers Over £90,000**

**Tel: 0115 9336666**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Top Floor Apartment
- Large Lounge/Diner
- One Double Bedroom
- West Facing Aspect
- No Upward Chain
- Popular Retirement Complex
- Fitted Kitchen
- Re-Fitted Shower Room
- Central Village Location
- Communal Gardens & Parking

A fantastic opportunity to purchase a superbly presented one double bedroomed apartment, part of a popular retirement development designed exclusively for the over 55's.

The apartment has internal accommodation comprising entrance hall with storage, a spacious through lounge and dining area, fitted kitchen, a double bedroom with built in wardrobes and a recently remodelled shower room with modern suite.

The development is set within the heart of Radcliffe on Trent within walking distance of the central amenities, surrounded by beautiful and fully maintained landscaped gardens with communal parking. Other communal facilities include a communal residents lounge, a laundry and a guest suite that can be booked in advance for visiting guests.

### COMMUNAL FOYER

A security door with intercom system gives access to the development itself and all the communal areas including the lift and staircase rising up to the second floor. A passageway leads up to number 38, located upon the second floor of the three storey building.

### ACCOMMODATION

A wooden panel front door leading through to an entrance hall.

### ENTRANCE HALL

Having a loft hatch, housing the electric meter, pull cord alarm, airing cupboard housing hot water cylinder with slatted shelving, and an electrical fuse board. There is a door through to the lounge / diner.

### LOUNGE DINER

A spacious reception room combining both the lounge and dining areas, having two modern 'Ecostrad' ceramic radiators, double glazed window to the front and side elevation, television and FM aerial point, telephone point, coving, wall lights, spotlights to the ceiling and glazed double doors through to the kitchen.

### KITCHEN

Fitted with a range of wall mounted and base cabinets and drawers, rolled edge work surfaces, tiled splashbacks, an inset stainless steel sink, built in eye level electric oven with a four ring electric hob and extractor fan above. Appliance space for fridge and freezer, a double glazed window, vinyl flooring, alarm pull cord and wall mounted electric fan heater.

### BEDROOM

A good sized double bedroom, having a run of built in wardrobes with clothes rail, shelving, and folding mirror fronted screen doors. Coving, 'Ecostrad' ceramic radiator, telephone point, spotlights to ceiling and double glazed window to the front elevation.

### SHOWER ROOM

Superbly re-fitted in the last two years to now provide a user-friendly shower room with shower enclosure including sliding glass door, flip-down seating and a mains fed rainfall shower with additional spray hose. There is tiling for splashbacks, a modern vanity unit with wash basin, mixer tap and useful storage below, a concealed cistern toilet, extractor fan, electric towel rail and a wall mounted fan heater.

### BRIELEN COURT

The Brielen Court development 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.

### OUTSIDE

This purpose built complex is situated in the heart of Radcliffe set back from the established Bingham Road. A paved forecourt leads upto the main door with secure entry and intercom system. To the rear of the building there is a large car park with ample spaces available on a first come first served basis plus additional spaces for visitors.

### 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.

### 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 B.

### VIEWINGS

By appointment with Richard Watkinson & Partners.

### 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 Carline Assistance. A lift accesses all floors. An annual maintenance/service charge of approx. £3,216.74 p.a (2023) is payable to First Port (Peveril), this covers the upkeep of the

communal areas, gardens, water rates, window cleaning and building insurance. In addition a ground rent of £516.73 p.a is payable to E&M Management Services.

### **ADDITIONAL INFO**

The main external photograph depicts the development and not the apartment itself.

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#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>









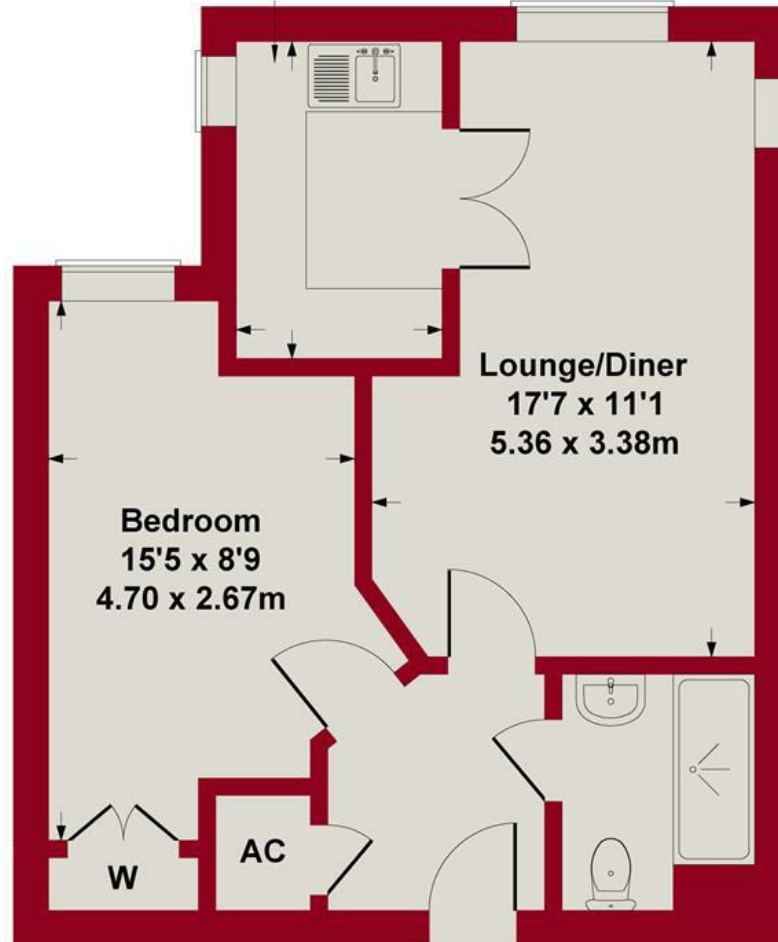
**Approximate Gross Internal Area**

**473 sq ft - 44 sq m**

**Kitchen**

**9'0 x 5'8**

**2.74 x 1.73m**



**Lounge/Diner**  
**17'7 x 11'1**  
**5.36 x 3.38m**

**Bedroom**  
**15'5 x 8'9**  
**4.70 x 2.67m**

**W**

**AC**

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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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		
	80	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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