



Apartment 5, Thraves Place

RADCLIFFE ON TRENT

APARTMENT 5, THRAVES PLACE

Radcliffe-On-Trent, Nottingham, NG12 2BJ

Occupying the entire third floor, this fabulous and generously proportioned penthouse apartment offers open plan living at its finest. The property combines contemporary design with characterful architectural features, including vaulted ceilings and full-height windows that flood the living spaces with natural light. With two exceptionally spacious bedrooms, a family bathroom, and an en suite to the primary bedroom, this apartment provides an ideal balance of comfort and style. Accessed via both bedrooms is a vast carpeted eaves cupboard, spanning the entire length of the apartment, offering an immense amount of storage space—a rare and valuable feature for apartment living. Outside, a private balcony provides the perfect setting for al fresco dining or simply relaxing in the sunshine, while a designated off-street parking space adds to the convenience. Situated in a sought-after village location, the apartment lies within easy walking distance of local amenities, the recreation ground, and several welcoming pubs.









Upon entering through the front door, you are immediately greeted by the fabulous open plan living area, which seamlessly combines space for dining, cooking, and relaxing. The room's vaulted ceilings create a dramatic sense of height and space, while tall, full-height windows draw in an abundance of natural light.

The kitchen area is thoughtfully zoned by a change in flooring from carpet to luxury vinyl wood-effect, subtly distinguishing the cooking space from the rest of the room. It is fitted with a range of modern white base and wall units, offering ample storage and workspace. Integrated appliances include a four-ring gas hob with an extractor fan over and a single oven below, along with under-counter space for both a slimline dishwasher and a washing machine. There is also room for a fridge/freezer. Opposite the cabinetry, large windows frame the patio doors that lead out onto the balcony, creating a delightful connection between indoor and outdoor living.





The primary bedroom is a substantial super king-size room offering generous proportions and plenty of space for freestanding wardrobes and additional furnishings. A tall window with a Juliet balcony allows natural light to pour in, creating a bright and airy atmosphere.

The room benefits from a stylish en suite shower room, refitted just last year. This features striking tiled walls, a glass-screened shower with rainfall and handheld shower heads, a wash hand basin set atop a sleek grey vanity unit providing excellent storage, and a WC. The finish throughout is contemporary and refined.





The second bedroom is equally impressive in size, mirroring the generous proportions of the primary suite, comfortably fitting a super king size bed. Both bedrooms enjoy direct access to an exceptionally large carpeted eaves storage area—an outstanding and unusual feature that provides vast, easily accessible space for storing household items, seasonal belongings, and more. This invaluable storage solution ensures that the apartment remains as uncluttered as it is stylish.

Completing the accommodation is the main bathroom, which has been fitted with matching floor and wall tiling for a cohesive and elegant look. The suite includes a bath with a glass screen and shower over, a wash hand basin, WC, and a heated towel radiator, combining practicality with modern comfort.

grounds

Externally, the apartment enjoys a designated parking space in the communal car park situated at the front of the building. A secure shared entrance provides access to the communal stairwell, which rises to the third-floor landing where the apartment's private front door is located.

From the kitchen, French patio doors open onto a beautifully decked balcony—an inviting outdoor retreat ideal for enjoying morning coffee or evening drinks. The balcony is perfectly sized for a bistro set and potted plants, and is afforded an excellent degree of privacy by a nearby mature tree, which does not block the light while maintaining a pleasant sense of seclusion from those on the ground.

local amenities

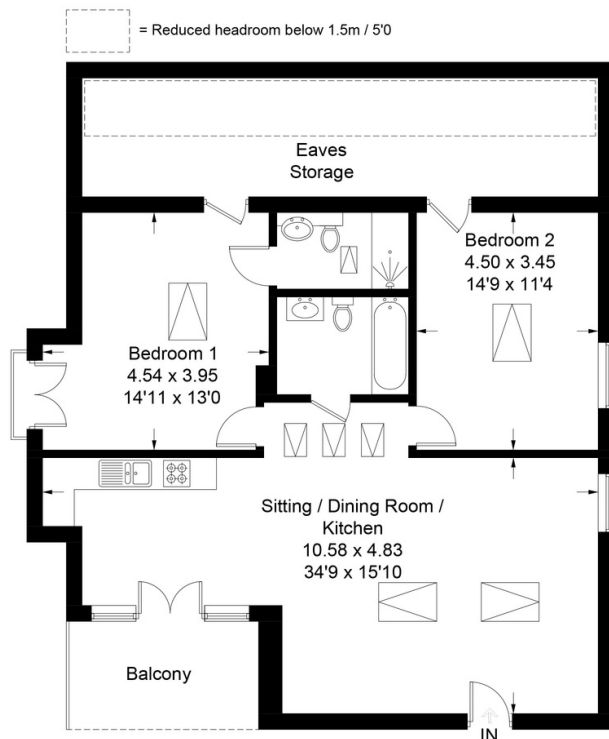
The village of Radcliffe on Trent is much favoured by purchasers who seek good local amenities and schooling. The village offers a range of shops, supermarkets, health centre, optician and dentist, regular public transport services (both bus and rail) and several public houses and restaurants.

The village also enjoys good road access via the A52 to the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross from both Newark and Grantham) and south to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible. Rail connections are also good with the village station providing access to Nottingham and in turn London St Pancras.



finer details

Approximate Gross Internal Area: 113.4 sq m / 1221 sq ft



EPC rating: 77 | C
EPC potential: 77 | C

Possession: Vacant possession upon completion.

Local Authority: Rushcliffe Borough Council
Council Tax Band: C

Tenure: A 125 year Lease was granted in 2016, with 115 years remaining. The building is managed by Thraves Place Right to Manage Company, with Flying Keys appointed to provide professional day-to-day property management services.

Ground Rent: £175 per annum.

Service Charge: £3,300 per annum.

Services: Mains water, drainage, gas and electricity are understood to be connected. The property has a gas fired heating with NEST heating controls. None of the services or appliances have been tested by the agent.

Fixtures & Fittings: Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.