



4 The Chestnuts Main Road, Radcliffe on  
Trent, Nottingham, NG12 2BP

£114,500

Tel: 0115 9336666

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



- 1st Floor Retirement Apartment
- Re-Fitted Kitchen
- Lounge
- Attractive Communal Gardens
- Convenient for Amenities
- Superbly Presented Throughout
- Re-modelled Shower Room
- Double Bedroom with Wardrobes
- Residents Parking
- No chain, Must View

A great opportunity to purchase a superbly appointed retirement apartment, significantly upgraded by the current owner and occupying a highly convenient setting, close to local amenities and offered for sale with no chain.

Set amongst this popular retirement development enjoying attractive communal gardens and residents parking, the property is beautifully presented throughout and features a recently remodelled shower room, newly fitted kitchen and Quantum heating system. The accommodation in brief comprises a ground floor entrance with stairs and stairlift rising to the 1st floor apartment. The hallway provides storage and includes a small office or craft area. There is a well-proportioned lounge and a double bedroom with fitted wardrobe plus the breakfast kitchen and shower room.

Viewing is highly recommended.

### ACCOMMODATION

A composite entrance door leads into the entrance hall.

### ENTRANCE HALL

With stairs and a stairlift rising to the first floor landing with Dimplex Quantum electric heater, a built-in double cupboard ideal for coat and shoe storage and a further built-in cupboard with shelving. There is a useful office area with doors to rooms.

### LOUNGE

A lovely reception room with uPVC double glazed window and wall mounted Dimplex Quantum electric heater.

### KITCHEN

Recently upgraded by the current owner and fitted with an attractive range of white fronted base and wall cabinets with granite effect rolled edge worktops and tiled splashbacks. There is an inset composite 1.5 bowl sink with mixer tap plus a built-in oven and four zone electric hob with chimney extractor hood over. A washing machine/dryer and a fridge freezer are included in the sale. A uPVC double glazed window overlooking the communal gardens, space for a breakfast table and chairs if preferred plus a Dimplex Quantum electric heater.

### DOUBLE BEDROOM

With Dimple Quantum electric heater, a uPVC double glazed window with views across to the church and a useful built-in double wardrobe.

### SHOWER ROOM

A superbly fitted shower room including a quadrant style shower enclosure with glazed sliding doors and Mira Sport electric shower. There is a vanity style wash basin with mixer tap and cupboards below plus concealed cistern toilet to the side. Bathroom storage, tiling for splashbacks, an electric towel radiator, a wall mounted fan heater and a uPVC double glazed obscured window.

### OUTSIDE

Just before the front door is a useful outdoor store perfect for bin storage and with additional shelving.

### COMMUNAL GARDENS

Access to the apartment itself can be gained via the delightful communal courtyard gardens with the apartment having its own porch with light and front door to the internal accommodation. The gardens are laid out to lawned sections with paved areas and pathways, mature trees, bench seating and lantern lights. There is also a clothes drying area with several rotary dryers.

### CAR PARK

Several spaces are reserved for The Chestnuts residents within the communal car park.

### 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.

### MAINTENANCE/SERVICE CHARGES

The Chestnuts is a purpose built retirement development suitable for occupants 55 years of age and over offered for re-sale on a leasehold basis with a 99 year lease granted in October 1989. There are service charges of £1,884.60 for the period 1.1.2025 - 30.12.2025 and a ground rent of £207.83 for the period 1.1.2025 - 30.12.2025, 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.

### 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#>

Broadband & Mobile coverage:-

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

School Ofsted reports:-

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

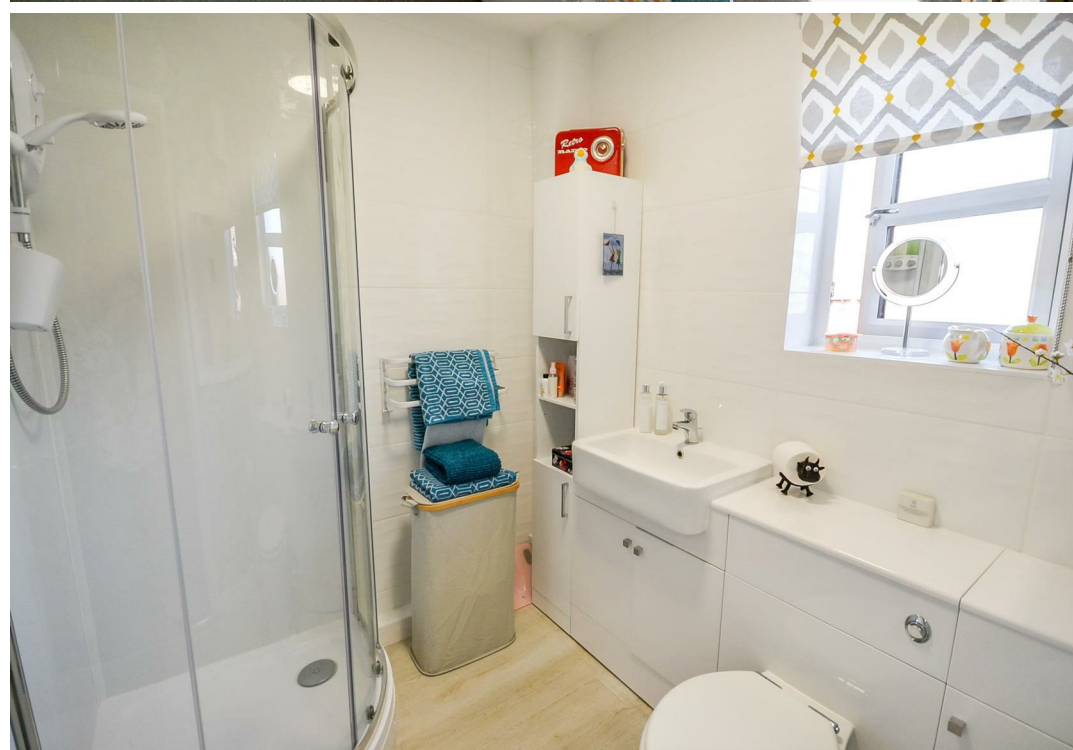
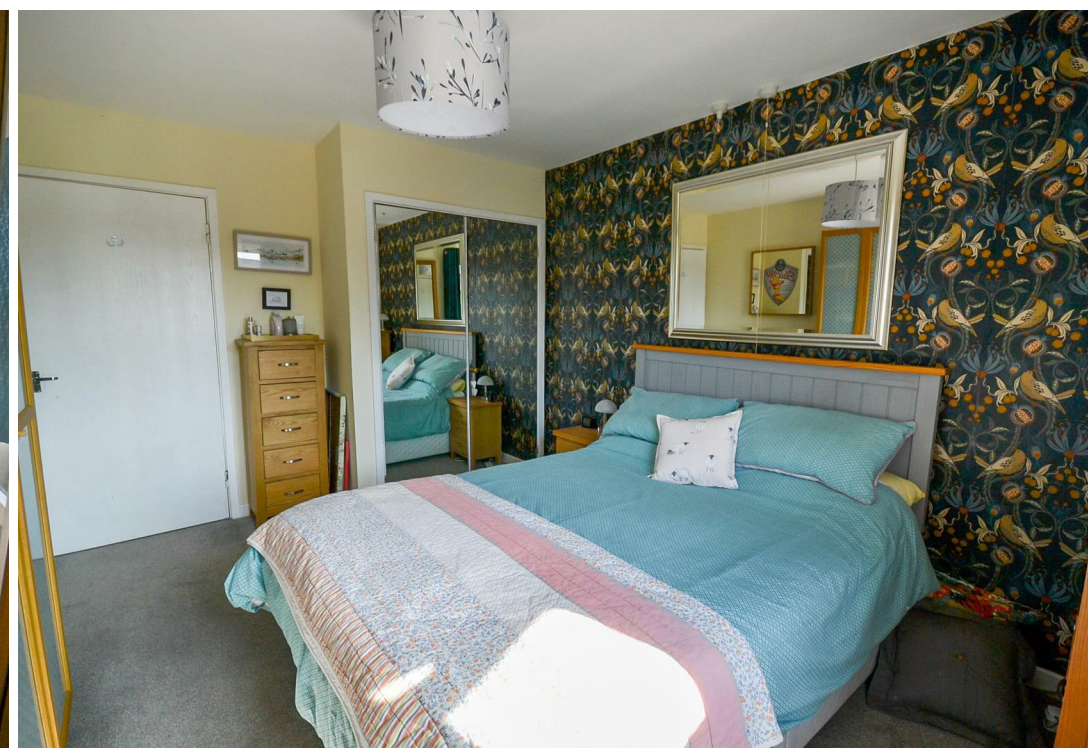
Planning applications:-

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



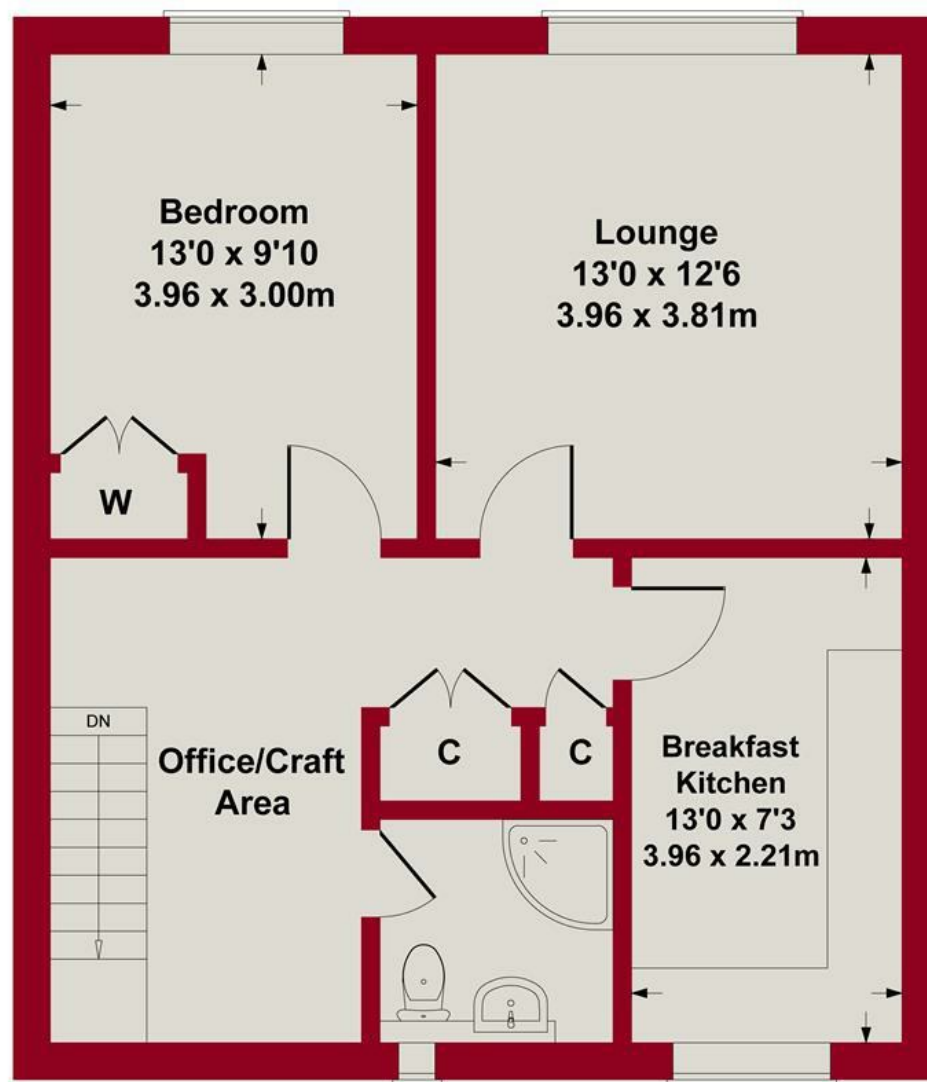




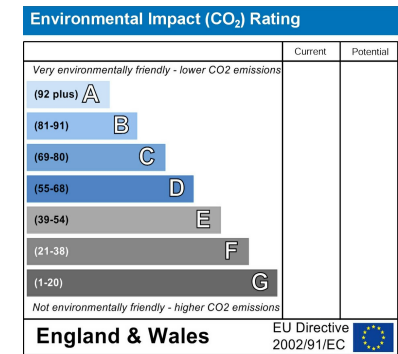
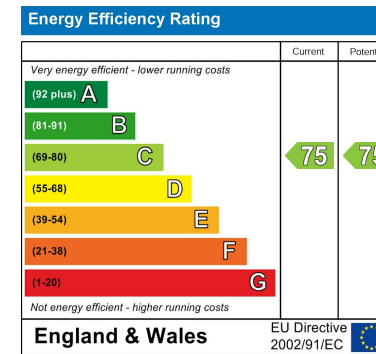




**Approximate Gross Internal Area**  
**605 sq ft - 56 sq m**



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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*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.*

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



**RICS**



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