



**12 Haddon Way, Radcliffe on Trent,
Nottingham, NG12 1DD**

£130,000
Tel: 0115 9336666

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

An excellent opportunity to acquire a well-presented ground floor apartment, offering an affordable and appealing option for first-time buyers, landlords, or those seeking the ease of single-storey living.

Rare for an apartment, the property enjoys the significant advantage of private outdoor space, with enclosed gardens to the front and side. The side area is particularly versatile, currently used as gated driveway parking alongside a courtyard-style garden.

The accommodation is well laid out and filled with natural light, comprising a bright dual-aspect lounge/diner, a fitted kitchen, and a bedroom with a built-in wardrobe. In addition, there is a useful utility/rear lobby with access to a further small courtyard garden, as well as a modern shower room.

Viewing recommended.

ACCOMMODATION

A uPVC double glazed entrance door leads into the lounge diner.

LOUNGE DINER

A well proportioned dual aspect reception room with a central heating radiator, a uPVC double glazed bay window to both the front and side elevations and a door into the kitchen.



KITCHEN

Fitted with a cream fronted Shaker style kitchen featuring a range of base and wall cabinets with cupboards and drawers, laminate worktops and tiled splashbacks, an inset stainless steel 1.5 bowl single drainer sink with mixer tap and space for a range of appliances including an electric cooker point and plumbing for a washing machine. There is a wall mounted Worcester central heating boiler, a uPVC double glazed window to the side aspect, a central heating radiator and a door to an inner hallway.



INNER HALLWAY

Providing doors to the utility, the shower room and the bedroom.

UTILITY

A useful space at the rear of the property with a central heating radiator, a uPVC double glazed window to the rear aspect and a uPVC double glazed door leading onto the rear courtyard. Providing a useful storage space and currently housing additional appliances.

BEDROOM

With a central heating radiator, a uPVC double glazed bow window to the rear aspect and a built-in double wardrobe.



SHOWER ROOM

A three piece shower room including a close coupled toilet and a pedestal wash basin with mixer tap. There is a shower enclosure with glazed sliding door and mains fed shower plus tiling for splashbacks, spotlights and extractor fan and a central heating radiator.



OUTSIDE

Unusually for properties within this complex, the property features off-street driveway parking.

GARDENS

Again, unusually for properties within this complex, the property features gardens to three sides, the front including

a gated frontage with a planted border and a stepping stone pathway leading to the front door then continuing to the side of the property and directly to the driveway parking. Beyond the driveway, parking is a paved garden enclosed with timber panelled fencing, whilst to the very rear of the property and accessed, is a further and enclosed courtyard style garden with timber gated access to the rear. A useful brick built outbuilding provides storage.

COMMUNAL GARDENS

Communal gardens are situated to both sides of the block.

LEASEHOLD

The property is leasehold, the Term being 99 years from 14th August 1998. A current ground rent of £80 per annum is payable.

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 A.

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>

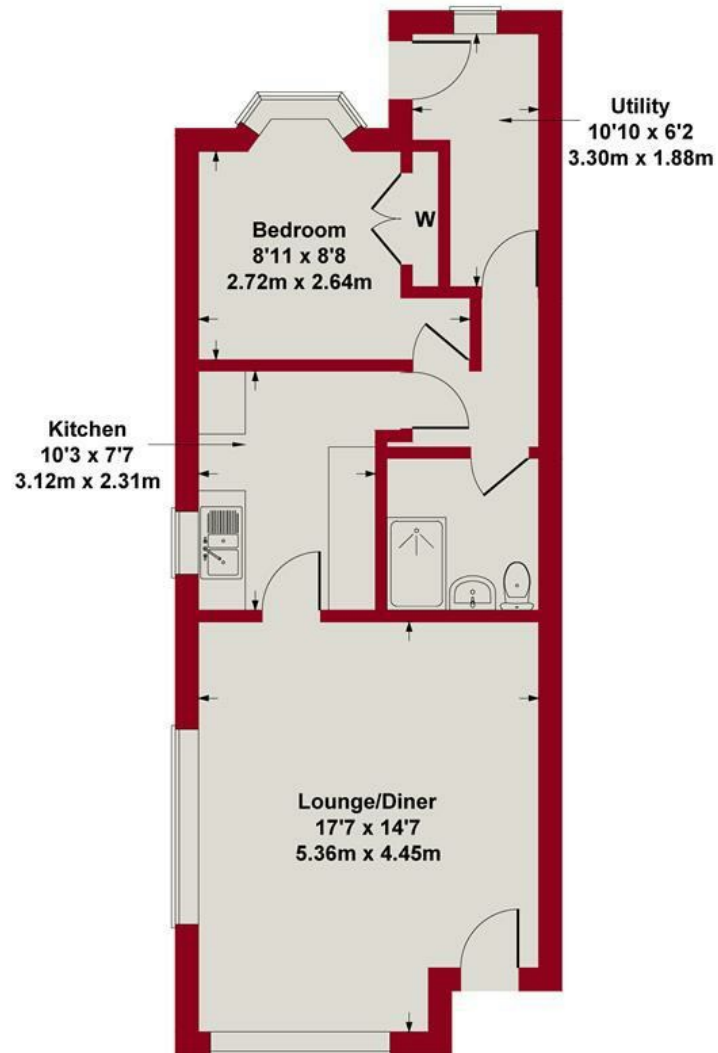
School Ofsted reports:-

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

Planning applications:-

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

**Approximate Gross Internal Area
570 sq ft - 53 sq m**



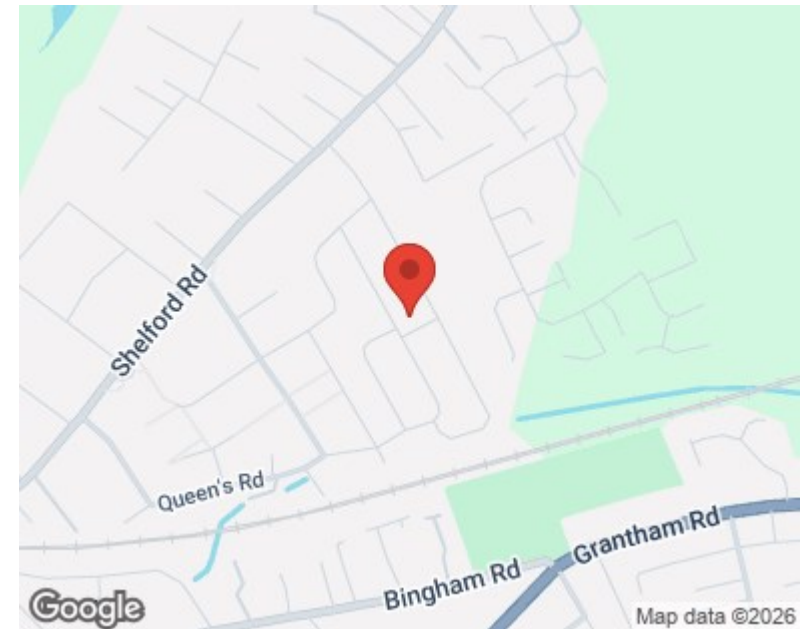
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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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		
	64	75
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		



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



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