



The Chestnuts Main Road

Radcliffe-On-Trent | NG12 2BP | £113,500

ROYSTON  
& LUND

- One Bedroom First Floor Apartment Ready To Move Straight Into
- Ample Off Street Parking Via Community Car Park
- Three Piece Shower Room
- Over 55s
- EPC Rating - C
- **\*\*NO CHAIN\*\***
- Modern Kitchen With Integrated Appliances
- Modern Dimplex Quantum Controllable Heating System
- Close By To Numerous Amenities
- Leasehold- Council Tax Band - B





Royston and lund are delighted to bring to the market this one bedroom first floor apartment in the over 55s complex 'The Chestnuts' in Radcliffe On Trent. Situated a short walk from the Centre where there are local shops, cafes and pubs. Not to mention excellent bus routes this property would be an excellent fit buyers wanting to downsize.

Interior accomodation comprises a staircase upon entry that leads to the first floor hallway lending itself to the master bedroom with built in wardrobes, The spacious living room with more than enough room for guests, the modern fitted kitchen with integrated appliances such as an oven, hob and extractor fan and finally the three piece tiled bathroom consisting of a curved door shower a wash basin and WC. The hallway further boasts ample storage space and an ideal nook for a home office.

The Chestnuts provides ample off street parking via the community car parking and also benefits from a large courtyard greenery area with benches perfect in the summer months.

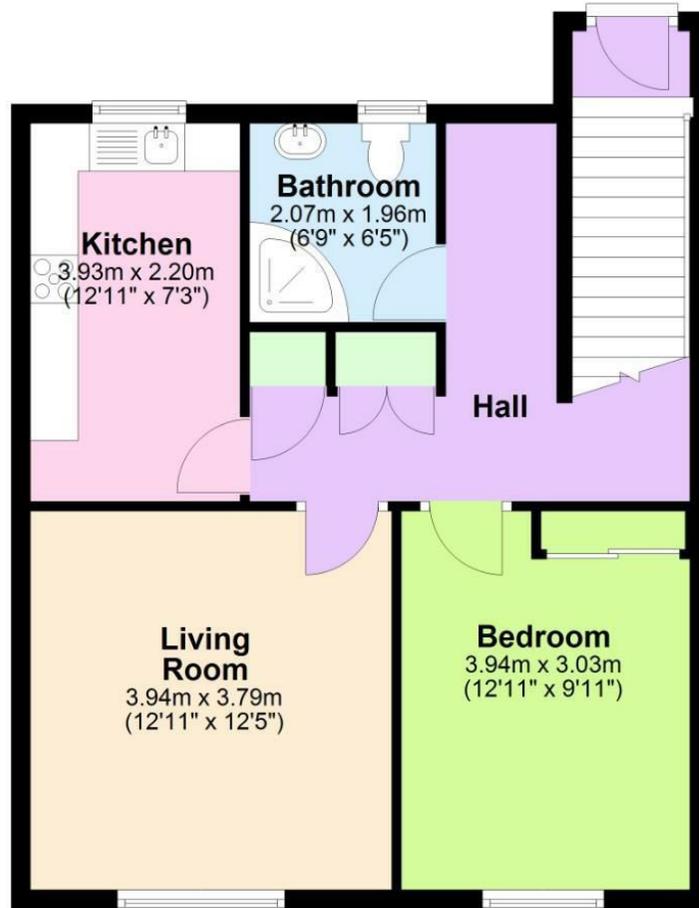
Annual Service Charge: £ 1,927.27 OR £ 160.61  
PCM

Annual Ground Rent: £207.83

Lease: 63 Years Remaining.



**Ground Floor**  
Approx. 56.3 sq. metres (606.4 sq. feet)



Total area: approx. 56.3 sq. metres (606.4 sq. feet)



**EPC**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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**ROYSTON  
& LUND**