



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
- Freehold - Council Tax Band - B





Royston and lund are delighted to bring to the market this two 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.



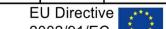
EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

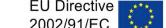


Environmental Impact (CO₂) Rating

	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

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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& LUND**