



26 Brielen Court, Radcliffe on Trent,
Nottingham, NG12 2GB

£90,000

Tel: 0115 9336666

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

- First Floor Apartment
- Well Appointed Accommodation
- Lounge Overlooking Gardens
- Double Bedroom
- Modern Shower Room
- Popular Retirement Complex
- Hallway with Storage
- Fitted Kitchen
- Fitted Wardrobes
- Chain Free

Offered to the market with the advantage of no upward chain, this well-appointed first-floor retirement apartment forms part of this highly regarded retirement development, offering an excellent balance of independent living together with a superb range of communal facilities.

The apartment enjoys a particularly pleasant position overlooking the attractive communal gardens, a delightful outlook that can be appreciated especially from the lounge. The well-planned accommodation comprises an entrance hall with useful built-in storage, a spacious lounge with space for a small dining table and chairs and double doors opening into the fitted kitchen, a generous double bedroom with fitted wardrobes, and a well-appointed shower room.

The development itself benefits from an excellent range of facilities, including comfortable residents' lounges, beautifully maintained communal gardens, resident and visitor parking, a laundry room and a guest suite, available to hire for visiting family and friends.

An excellent opportunity for those seeking secure, low-maintenance retirement living in a friendly and welcoming community, whilst retaining the privacy and independence of their own home. Early viewing is highly recommended.

ACCOMMODATION

A panelled entrance door leads into the welcoming entrance hall.

ENTRANCE HALL

Featuring a coved ceiling, a useful cloaks cupboard, the electricity meter, an airing cupboard housing the foam-insulated hot water cylinder, the consumer unit, and fitted shelving providing useful storage.

LOUNGE DINER

The lounge diner is a pleasant and well-proportioned reception room with a wall-mounted electric heater, coved ceiling, a UPVC double glazed window overlooking the attractive communal gardens, and a decorative Adam-style fireplace with marble inset and hearth housing an electric fire. Double doors open into the kitchen, creating an attractive flow between the living spaces.

KITCHEN

The kitchen is fitted with a range of base and wall-mounted cabinets with rolled-edge worktops, tiled splashbacks, and an inset stainless steel sink with mixer tap. Integrated

appliances include an eye-level electric oven and a four-ring electric hob with extractor hood over, whilst there is additional space for further appliances. A UPVC double glazed window enjoys views over the communal gardens, and the room also benefits from a wall-mounted fan heater and a coved ceiling.

BEDROOM

The bedroom is a generous double room with a coved ceiling, wall-mounted electric heater, UPVC double glazed window, and a useful built-in double wardrobe with mirrored sliding doors, hanging rail, and shelving.

SHOWER ROOM

The shower room is well appointed and fitted with a shower enclosure with glazed sliding doors and a mains-fed shower, a low-flush WC, and a vanity wash hand basin with mixer tap and storage beneath. The walls are fully tiled, and further features include a wall-mounted fan heater, electric shaver point, heated towel rail, and fitted bathroom lighting.

BRIELEN COURT

The Brielen Court developments offers a number of communal facilities including a lounge and dining area with kitchenette off, laundry with washing machines, tumble dryers and ironing equipment, lift accessing the upper floors and an onsite and live in House Manager overseeing the running of the complex. Within the complex there is also the benefit of a guest suite which is available to be booked out by residents for their visiting guests.

OUTSIDE

This purpose built complex is situated in the heart of Radcliffe set back from the established Bingham Road. A paved forecourt leads up to the main door with secure entry and intercom system. To the rear of the building there is a large car park with ample spaces available on a first come first served basis.

COMMUNAL GARDENS

The communal gardens are fully maintained and beautifully landscaped incorporating shaped lawns, well stocked borders and seating areas enclosed by wrought iron railings.

MAINTENANCE COSTS

The development was built in 1998. The apartment is offered on a Leasehold basis with a 125 year Lease granted in 1997. A secure intercom entry system links to 24 hour emergency Careline Assistance. A lift accesses all floors. An annual maintenance/service charge of approx. £1,852 is payable to First Port (Peveril), this covers the upkeep of the communal areas, gardens, water rates, window cleaning and building insurance. In addition a ground rent of £516 p.a is payable to E&M Management Services.

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.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

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:-

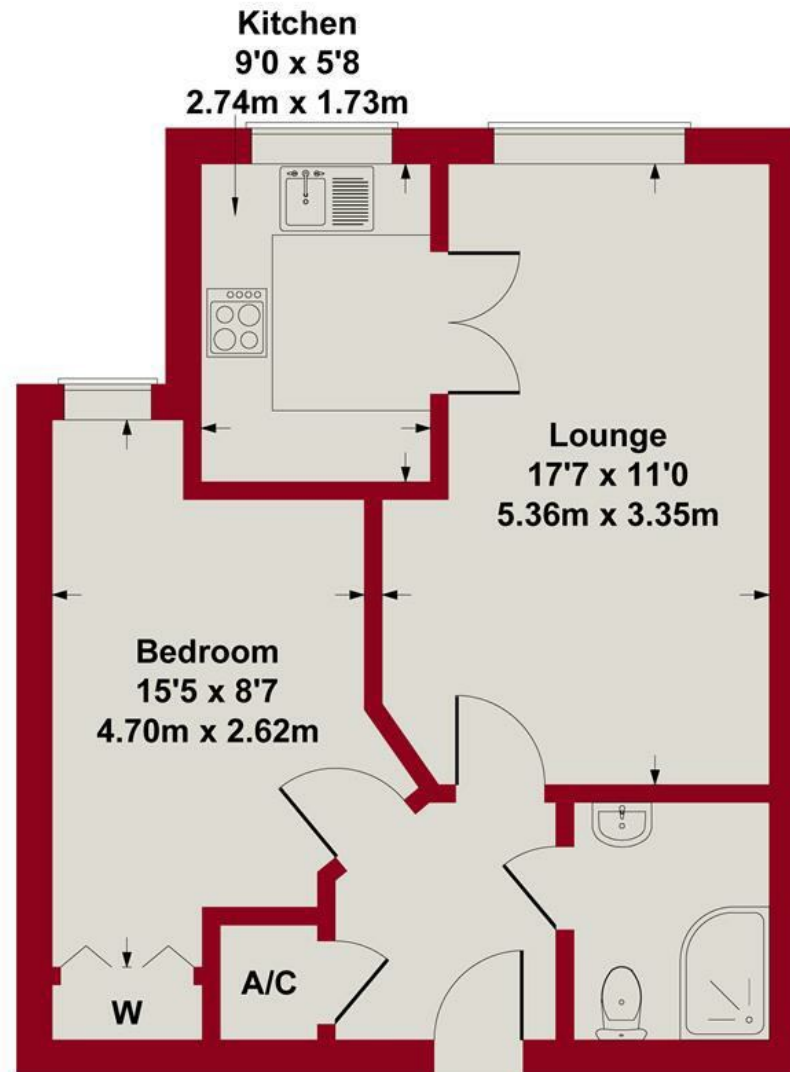
<https://www.gov.uk/search-register-planning-decisions>







Approximate Gross Internal Area
465 sq ft - 43 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		
	83	85
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



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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