



1 Westcliffe Court 78 Shelford Road, Radcliffe  
on Trent, Nottingham, NG12 1AW

£139,950

Tel: 0115 9336666

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Ground Floor Apartment
- Spacious Bay Fronted Lounge Diner
- Large Bathroom with Storage
- Courtesy Door onto the Gardens
- Delightful Communal Gardens
- 2 Bedrooms with Wardrobes
- Fitted Kitchen
- No Upward Chain
- Well Appointed Throughout
- Popular Retirement Complex

A rare opportunity to acquire a spacious ground floor retirement apartment, forming part of this popular and well-regarded development.

One of only a select number of ground floor properties within the development to offer two bedrooms, the apartment is well presented throughout and is offered to the market with the benefit of no onward chain.

The neutrally decorated accommodation comprises an entrance hallway with useful storage, leading through to a generous lounge/diner featuring a bay window overlooking the front of the development. There are two well-proportioned bedrooms, both with fitted wardrobes, with one also benefiting from direct access to the communal gardens.

The accommodation is completed by a fitted kitchen and a spacious bathroom with built-in storage.

Externally, communal parking is available to the front, while the development is surrounded by beautifully maintained, wraparound landscaped gardens.

Viewing is highly recommended for those seeking a well-appointed and conveniently located ground floor retirement home.

### ACCOMMODATION

Located off the communal entrance hall, a panelled entrance door leads into the entrance hall of the property.

### ENTRANCE HALL

With an electric storage heater, coved ceiling, a telephone entry control/handset and a built-in double cupboard with light and having shelving, providing storage whilst also housing the hot water tank and the electricity meter and consumer units.

### LOUNGE

A good sized reception room having an electric storage heater, a double glazed bay window to the front aspect and a coved ceiling. A door leads into bedroom two.

### BEDROOM TWO

A versatile space with a double glazed window to the front aspect, a wall mounted storage heater and a range of wall-to-wall fitted wardrobes with hanging rail and shelving.

### KITCHEN

Well appointed and fitted with a range of base and wall cabinets with rolled edge worktops and tiled splashbacks, an inset stainless steel single drainer sink with hot and cold taps and built-in appliances including a Zanussi four zone electric hob with concealed extractor hood over and an eye level oven by Neff. There is space for further appliances including a recess and plumbing for a washing machine and space for a fridge freezer. There is a kick space fan heater and coved ceiling.

### BEDROOM ONE

A double bedroom with wall mounted electric heater, coved ceiling, a courtesy door to the outside and a range of fitted wardrobes with hanging rails and shelving.

### BATHROOM

A large bathroom fitted with a three piece suite including a close coupled toilet, a pedestal wash basin with hot and cold taps and a panel sided bath with hot and cold taps and Triton electric shower over. There is a glazed shower screen plus tiling for splashbacks, a wall mounted fan heater, coving and spotlights to the ceiling, an electric heated towel rail and a useful built-in floor to ceiling cupboard with shelving and drawers below.

### COMMUNAL GARDEN ROOM

A communal garden room for all the residents to enjoy branching off the main entrance hall located upon the ground floor providing a pleasant seating area with direct access onto the communal gardens.

### OUTSIDE

Westcliffe Court is superbly positioned within the village and set back from the popular Shelford Road with a large communal parking area and fenced off bin storage.

### COMMUNAL GARDENS

Landscaped communal gardens are fully maintained under the Maintenance and Service Agreement surrounding the development on both sides and the rear with paved seating areas, shaped lawns, mature shrubs, trees and flowerbeds. Ideal for those seeking an attractive garden to enjoy and sit out in without the usual upkeep and maintenance.

### LEASEHOLD DETAILS

The property is marketed on a Leasehold basis issued on the 25th June 1997 for a period of 125 years. There are current service charges of approximately £2004 per annum payable to Westcliffe Court which covers the upkeep and maintenance of the external parts of the building including buildings insurance, water charges and 24 hour emergency alarm system as well as the maintenance of the communal gardens and associated grounds. In addition to the service costs there is also a ground rent of £50 per annum.

### 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 C.

### **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:-

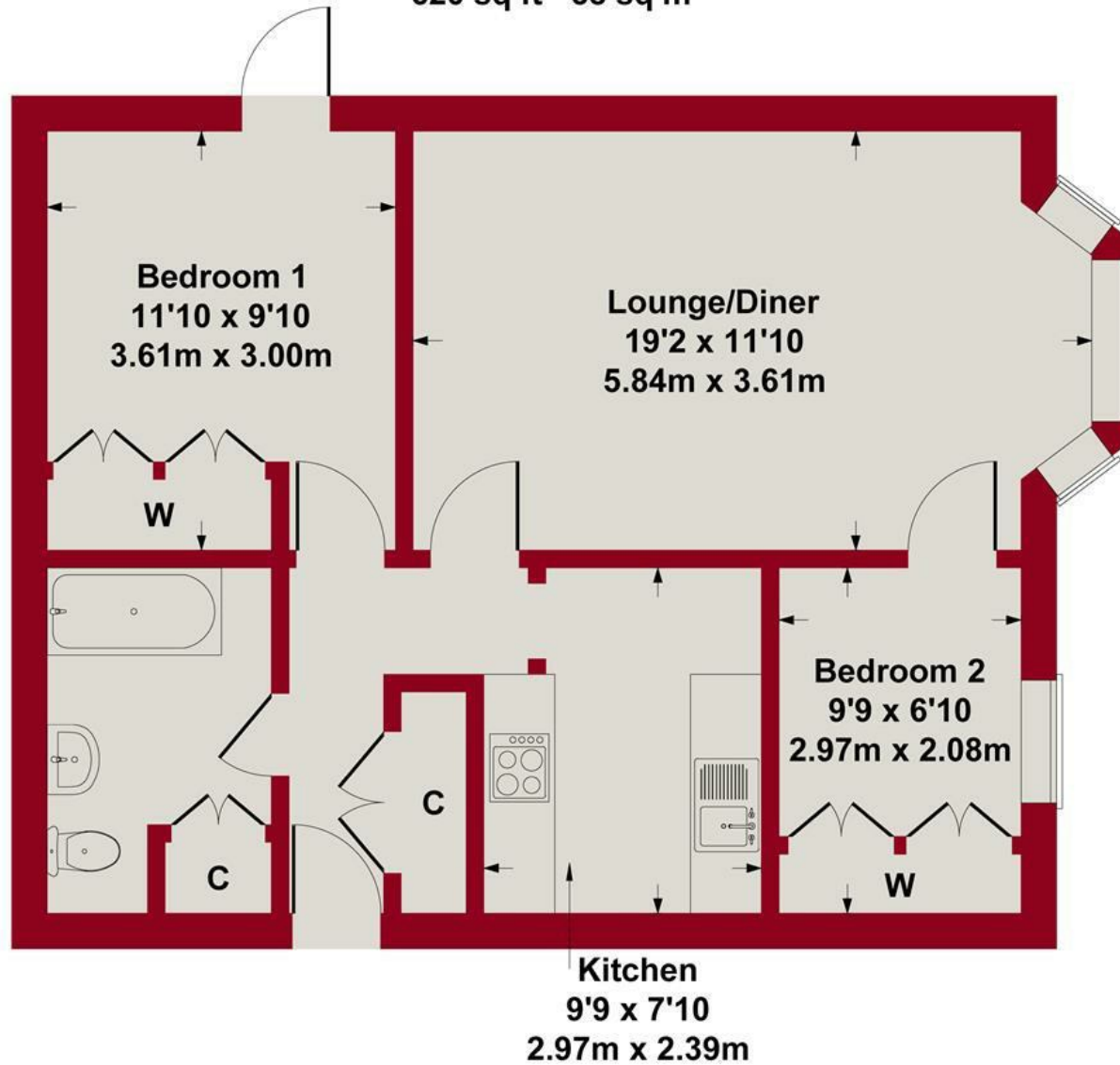
<https://www.gov.uk/search-register-planning-decisions>









**Approximate Gross Internal Area  
620 sq ft - 58 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) <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 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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*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.*

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Registered in England. Ltd Registration number: 07140024

34 Main Road,  
Radcliffe On Trent NG12 2FH  
Tel: 0115 9336666  
Email: [radcliffeontrent@richardwatkinson.co.uk](mailto:radcliffeontrent@richardwatkinson.co.uk)

