



5 Fenimore Court Nursery Road, Radcliffe on Trent, Nottingham, NG12 2JB

£155,000
Tel: 0115 9336666

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

- Attractive Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Breakfast Kitchen
- Scope To Update And Personalise
- Private and Enclosed Rear Garden
- Chain Free
- Lounge
- Modern Shower Room
- Single Garage In Nearby Block
- Communal Gardens And Parking

A great opportunity to purchase a ground floor apartment benefitting from its own private and enclosed rear garden, a rare feature for properties of this type. The property also offers excellent scope for buyers to update and personalise to their own taste if desired.

The accommodation briefly comprises an entrance hall with storage cupboard, a lounge, a fitted breakfast kitchen, two double bedrooms, and a shower room with a modern white suite.

The apartment is located within a small, self-managed development of just 20 apartments, set amongst well-maintained communal gardens with resident parking. Each apartment also benefits from its own single garage located in a nearby block.

The property is offered for sale with a recently renewed 999-year lease (2014) and includes a share of the freehold, providing added security and low management costs.

This property represents an excellent opportunity for first-time buyers, professionals, or downsizers, and viewing is highly recommended.

ACCOMMODATION

A uPVC double glazed door leads into the breakfast kitchen.

BREAKFAST KITCHEN

Fitted with a range of base and wall cabinets with rolled edge worktops and tiled splashbacks, an inset composite single drainer sink with mixer tap and appliances to include a built-in double oven with four ring electric hob and concealed extractor hood over. There is space for further appliances including recess and plumbing for a washing machine. Breakfast bar seating, laminate flooring, a uPVC double glazed window, high level consumer unit, the gas combination boiler, a central heating radiator, a useful understairs storage cupboard and doors to rooms including into the lounge.

LOUNGE

With a central heating radiator, a uPVC double glazed bow window to the front aspect, coved ceiling and a decorative fireplace with marble insert and hearth housing an electric fire.

BEDROOM ONE

A double bedroom with laminate flooring, a central heating radiator, a uPVC double glazed window and door leading onto the rear garden and a range of fitted wardrobes with hanging rail and shelving.

BEDROOM TWO

Having a central heating radiator, a uPVC double glazed window to the rear aspect and a range of fitted bedroom furniture including wardrobes and a dressing table.

SHOWER ROOM

Including a pedestal wash basin with mixer tap and a quadrant style shower enclosure with glazed doors and mains fed shower. There is a concealed cistern toilet with storage cupboard to the side, fully tiled walls, an extractor fan, a chrome towel radiator and tiled flooring.

GARDENS

In addition to the attractive communal gardens, the property also benefits from its own private rear garden. Enclosed by a combination of brick walling and timber fencing, the space is predominantly paved for ease of maintenance, creating a practical and low-maintenance outdoor area ideal for relaxing or entertaining.

GARAGE

A garage is located in a separate block.

COMMUNAL GARDENS

The development features landscaped communal gardens for residents to enjoy.

LEASE & MAINTENANCE

Each apartment at Fenimore Court contributes an annual service and maintenance charge, including ground rent, currently £680 per year (2026).

The apartments are held on a 999-year lease granted in 2014, providing long-term security for residents. The development is owned and managed by Fenimore Court Residents Association Ltd, with each leaseholder holding a share in the company.

Please note that written consent from the Freehold Company is required before subletting the apartment.

Certain covenants apply within the development, including a restriction that no animals may be kept within the premises.

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:-

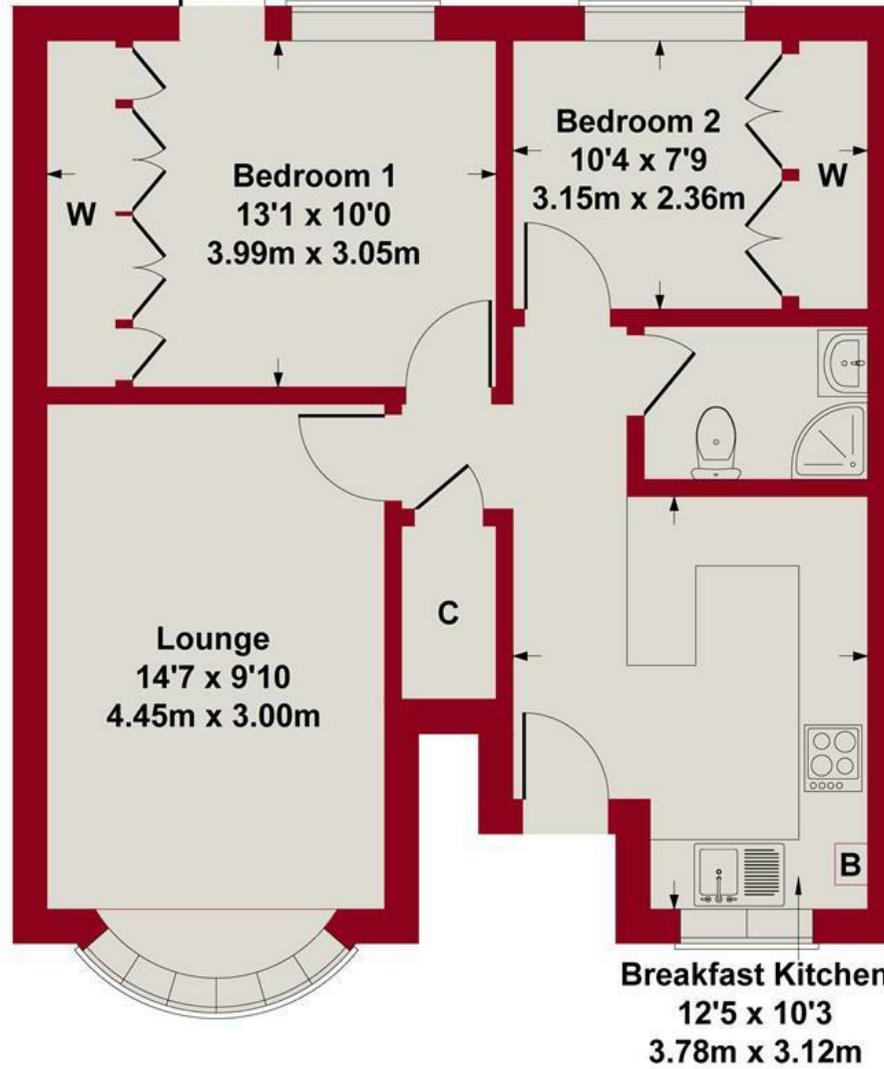
<https://reports.ofsted.gov.uk/>

Planning applications:-

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

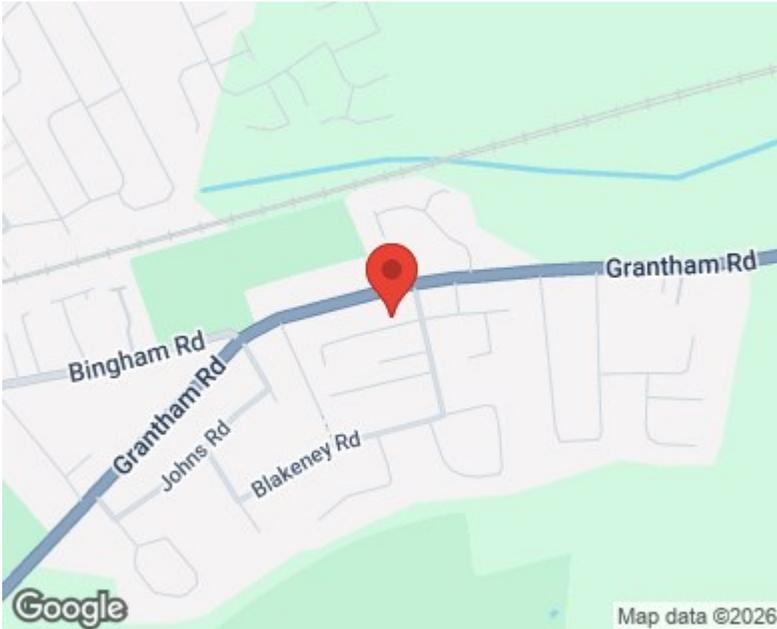
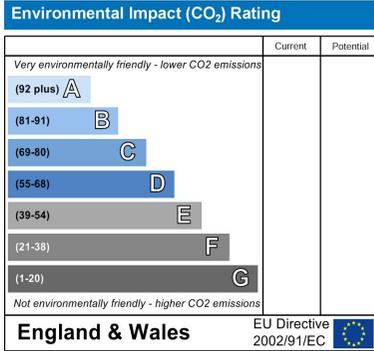
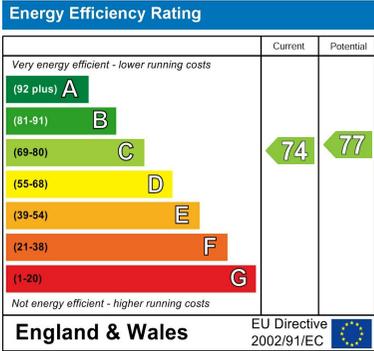


**Approximate Gross Internal Area
574 sq ft - 53 sq m**



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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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



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