



5 Addington Court, Radcliffe on Trent,
Nottingham, NG12 1DW

Guide Price £115,000

Tel: 0115 9336666

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

An opportunity to purchase an affordable first floor apartment, ideal for first time buyers. The accommodation benefits from uPVC double glazing and in brief comprises; entrance hall with useful walk-in storage cupboard, a well proportioned lounge, a modern fitted kitchen, a double bedroom and a three piece bathroom. Outside are communal gardens and resident parking.

ACCOMMODATION

An entrance door leads into the entrance hall.

ENTRANCE HALL

With a central heating radiator, access hatch to the roof space, laminate flooring and a large walk-in storage cupboard with shelving, light and housing the central heating boiler.

KITCHEN

Fitted with a range of modern base and wall units with cupboards and drawers, rolled edge worktops and tiled splashbacks, an inset 1.5 bowl single drainer sink with mixer tap and a built-in oven with four zone electric hob and chimney extractor hood over. There is space for further appliances including plumbing for a washing machine plus a central heating radiator and a uPVC double glazed window.



LOUNGE

A nicely proportioned dual aspect reception room with a central heating radiator and uPVC double glazed windows to two elevations.



BEDROOM

A double bedroom with a central heating radiator and a uPVC double glazed window.



BATHROOM

Fitted in white with a panel sided bath with mixer tap and Creda electric shower over. There is a close coupled toilet and a pedestal wash basin with hot and cold taps plus tiling around the bath and the sink areas for splashbacks, a central heating radiator and a uPVC double glazed obscured window.



PARKING

Resident and visitor parking is available on site.

LEASEHOLD

We are lead to believe by the Vendor that a 125 year Lease was granted in 1998 with approx 98 years remaining.

There are maintenance & service charges including ground rent totalling in the region of £125 per month. This monthly charge covers the maintenance and upkeep of the communal aspects of Addington Court, inside and out and buildings insurance.

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.

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>

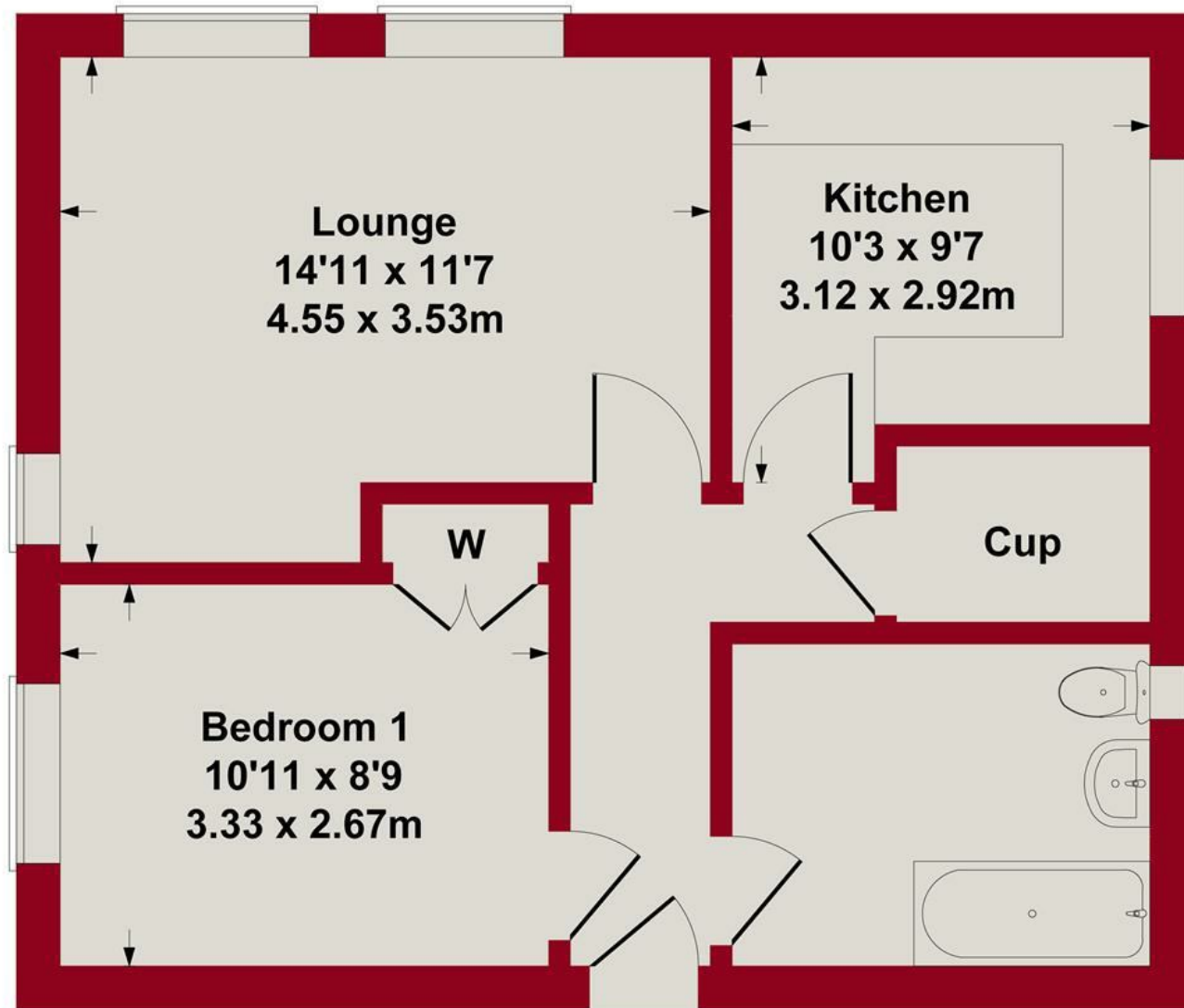
School Ofsted reports:-

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

Planning applications:-

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

Approximate Gross Internal Area
521 sq ft - 48 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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Village Sign



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		
	66	77
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



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