



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

£115,000

Tel: 0115 9336666

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

- A Fantastic Ground Floor Apartment
- Lounge Diner with Door onto Gardens
- 1 Double Bedroom
- Resident Parking
- Sought After Village Location

Offered for sale with the advantage of 'no chain' this superbly presented ground floor apartment forms part of this popular purpose built development, catering for the over 55's and offering the ideal downsize or retirement purchase.

The internal accommodation includes an entrance hall with useful storage, a fitted kitchen, a spacious lounge diner with French door directly onto the communal gardens, a double bedroom and a superbly fitted shower room.

The development is surrounded by lovely and fully maintained landscaped gardens has a secure intercom entry to the main door and a communal garden room/lounge and viewing is highly recommended.

ACCOMMODATION

Located on the ground floor of this purpose built complex, a communal entrance door and hallway leads to the first floor panelled entrance door leading into the entrance hall.

ENTRANCE HALL

An L shaped entrance hall with coved ceiling, Dimplex electric storage heater, telephone entry control pad and a useful built-in double cupboard for storage, and also housing the water heater, the electricity meter and consumer unit.

LOUNGE DINER

A well proportioned reception room with coved ceiling, wall light points, a Dimplex storage heater, a uPVC double glazed window and French door onto the communal rear gardens and a feature fireplace with a decorative Adam style surround housing a floor-standing electric fire.

KITCHEN

Fitted with a range of matching base and wall cabinets with cupboards and drawers, rolled edge worktops and tiled splashbacks, an inset stainless steel one and a half bowl single drainer sink with mixer tap, a built-in four zone electric hob by Neff with concealed extractor hood over and a built-in Zanussi eye level oven. There are spaces for further appliances including plumbing for a washing machine, an under-counter fridge freezer and a washing machine both by Zanussi are included in the sale.

BEDROOM

A double bedroom with coved ceiling, a uPVC double glazed window overlooking the communal gardens and a wall mounted electric heater.

- Purpose Built Retirement Complex
- Fitted Kitchen with Appliances
- Superbly Appointed Shower Room
- Beautiful Communal Gardens
- No Chain

SHOWER ROOM

Well appointed with a modern suite including a large shower cubicle with fixed glazed screen, Mira electric shower, mermaid boarding and a fold-down seat and grab handle. Concealed cistern toilet with chrome flush plate, a vanity wash basin with hot and cold taps and cupboards below plus tiling for splashbacks, an electric chrome towel radiator, Dimplex fan heater, spotlights and extractor fan to the ceiling.

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 service charges of approximately £133.30 per month 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 £124.80 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 B.

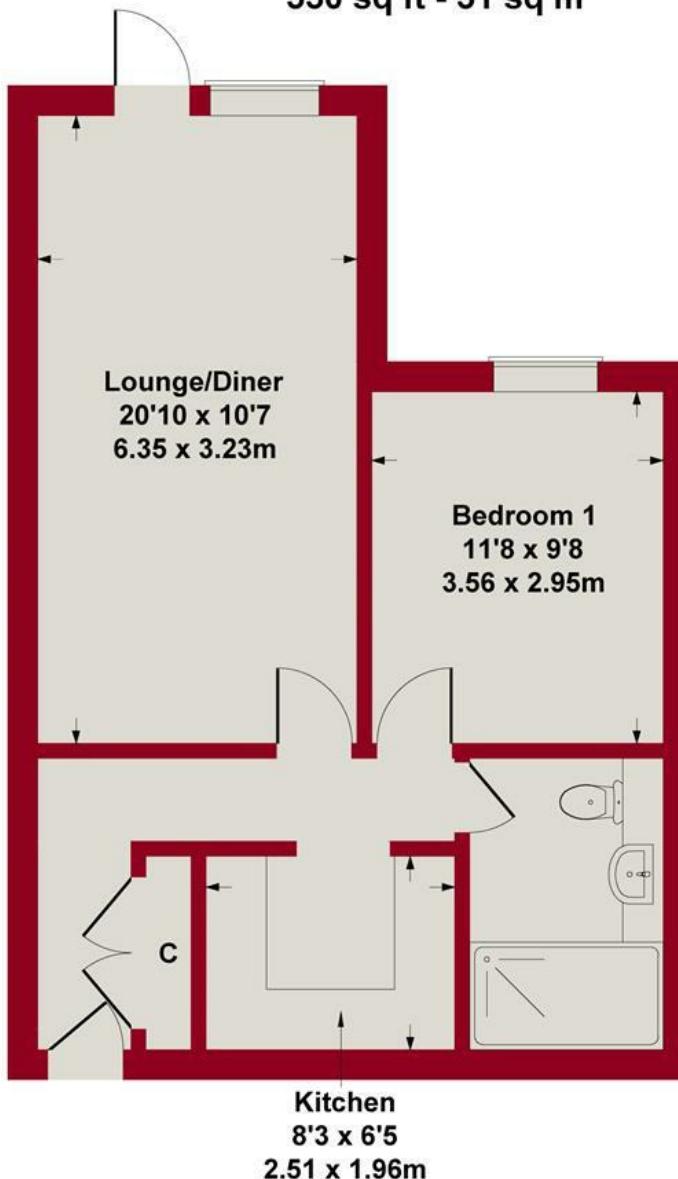
VIEWINGS

By appointment with Richard Watkinson & Partners.





Approximate Gross Internal Area
550 sq ft - 51 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.

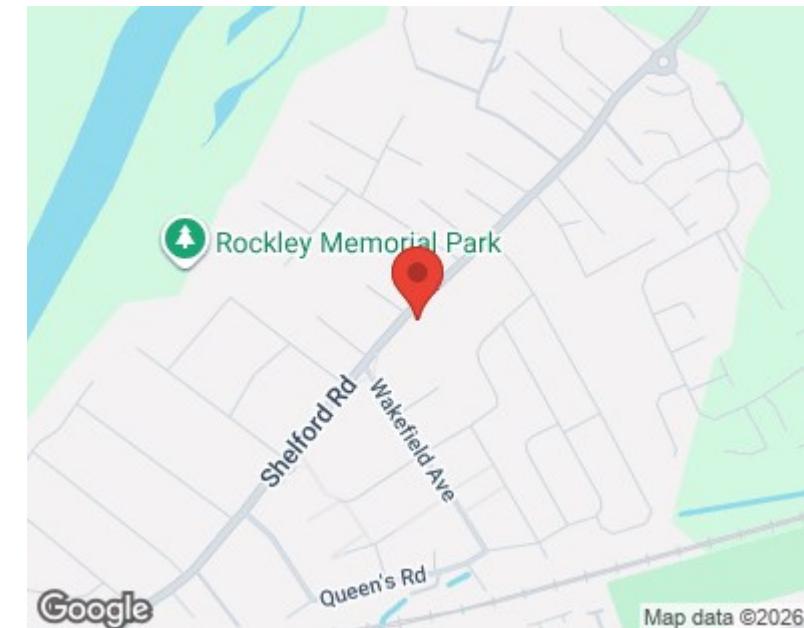
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 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 firms 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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