



2a Haddon Way, Radcliffe on Trent,  
Nottingham, NG12 1DD

£145,000

Tel: 0115 9336666

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



- Deceptively Spacious Maisonette
- Modern Kitchen
- Large Lounge Diner
- Useful Storage Room
- Single Garage
- Well Appointed Throughout
- Recently Upgraded Shower Room
- 2 Double Bedrooms
- Courtyard & Balcony
- Viewing Recommended

A great opportunity to purchase this deceptively spacious maisonette, upgraded by the current owner in recent years to include a modern shower room and a superb contemporary style kitchen with built-in oven and hob.

The property is well-appointed throughout and includes an entrance hall, a spacious lounge/diner with doors onto the balcony, the modern kitchen with useful pantry then 2 double bedrooms, the shower room and a useful storage room to the top floor.

Outside, a garage sits in a nearby block, there is a small and enclosed courtyard style garden with outbuildings for storage plus a balcony at the front and viewing is highly recommended!

### ACCOMMODATION

A uPVC double glazed entrance door leads into the entrance hall.

### ENTRANCE HALL

With tiled flooring, stairs rising to the first floor, a small understairs storage cupboard, a door into the lounge diner and a doorway into the kitchen.

### KITCHEN

A superbly fitted kitchen, upgraded by the current owner to provide a modern range of grey fronted high gloss base and wall units with linear edge worktops and tiled splashbacks, an inset stainless steel sink with mixer tap and a built-in oven with four burner gas hob and chimney extractor hood over. There is space for appliances including plumbing for a washing machine plus tiled flooring, a contemporary style vertical radiator, and a pantry with shelving and power.

### LOUNGE DINER

A spacious reception room with laminate flooring, a uPVC double glazed window to the rear aspect, central heating radiator and sliding patio doors onto the BALCONY.

### FIRST FLOOR LANDING

With an access hatch to the roof space and a built-in cupboard with slatted shelving.

### BEDROOM ONE

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a built-in wardrobe.

### BEDROOM TWO

A double bedroom with a central heating radiator, a uPVC double glazed window and a built-in wardrobe.

### STORAGE ROOM

A useful space with spotlights to the ceiling providing storage.

### SHOWER ROOM

Refitted by the current owners with a contemporary style suite including a back-to-wall toilet and a vanity wash basin with mixer tap and cupboard below. There is a shower enclosure with glazed sliding doors, mains fed rainfall shower with an additional spray hose, mermaid boarding for splashbacks, a chrome towel radiator, a uPVC double glazed obscured window, an extractor fan to the ceiling and a useful built-in storage cupboard.

### COURTYARD GARDEN

A completely enclosed courtyard style garden with useful built-in outbuildings for storage.

### GARAGE

A useful garage is located in a nearby block.

### COMMUNAL GARDENS

Each apartment has the use of two communal gardens.

### 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.

### TENURE

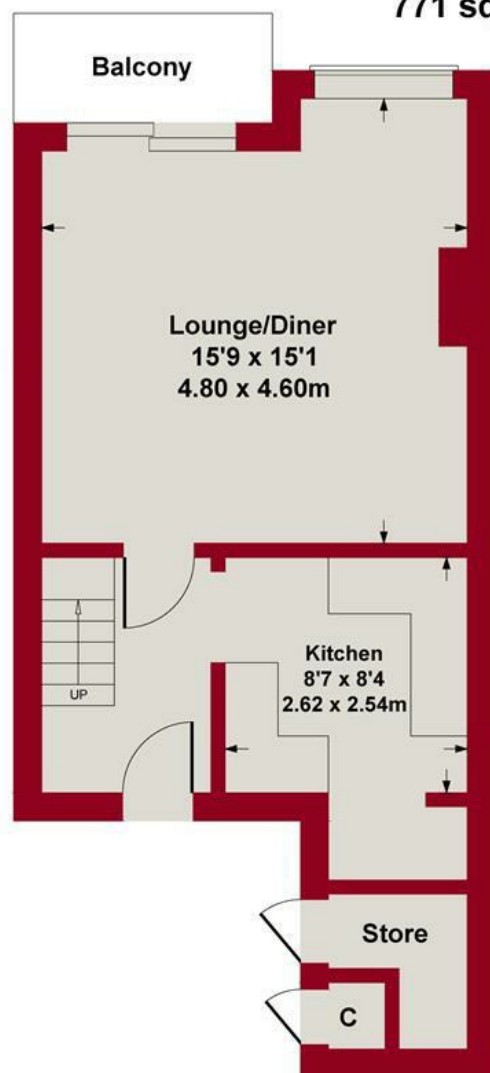
The property is leasehold, the Term being 999 years from 17 July 1981



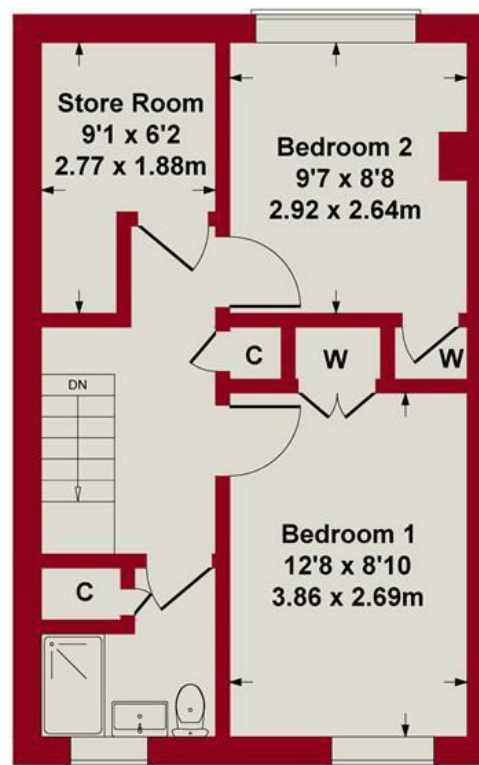




**Approximate Gross Internal Area**  
771 sq ft - 72 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 0115 9336666



**RICS**



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