



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

£89,950

Tel: 0115 9336666

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

Offering an ideal purchase for first time buyers, those looking to downsize or investors, this one double bed roomed first floor Leasehold apartment offers well presented and ready to move in accommodation. The property benefits from gas fired central heating with a combi boiler, Upvc double glazing, neutral decor and floor coverings and lots of natural light.

The accommodation includes an entrance hall, boiler/store room, lounge, recently refurbished kitchen, double bedroom and a large bathroom with white suite. All situated in this purpose built development affording landscaped communal gardens, ample off street car parking and within walking distance of the village centre.

ACCOMMODATION

A secure main door into the apartment block has an intercom entry system into the communal lobby with a further door allowing access to the communal gardens and clothes drying area and a staircase rising up to the first floor with the landing area leading to just two apartments at this end of the block on the first floor with a door into the flat itself.

ENTRANCE HALL

With laminate flooring, coat hooks, loft hatch, phone point for the main door intercom, door into a storeroom.

STOREROOM

6'1" x 5'8" (1.85m x 1.73m)

This walk-in storeroom provides a cloaks cupboard with light and also houses the gas central heating boiler and electrical fuse board.

LOUNGE

15'0" x 11'8" max (4.57m x 3.56m max)

A good sized living room flooded with natural light due to its south facing position and three double glazed windows, tv and phone connections.



KITCHEN

9'7" x 9'2" (2.92m x 2.79m)

The kitchen has been modernised in recent years, fitted with a range of cabinets and drawers finished in an off white with grey wood effect work surface with a metro tiled surround and a stainless steel sink. Built-in electric oven with hob and extractor above, further appliance spaces including room and plumbing for a washing machine. Laminate flooring and a window.



BEDROOM

11'0" x 8'9" (3.35m x 2.67m)

A double bedroom with a window.



BATHROOM

10'0" x 6'6" (3.05m x 1.98m)

A large bathroom partly tiled to the walls and fitted with a three piece white suite including a wc, wash hand basin and a panelled bath with electric shower over. Vinyl floor and an obscure glazed window.



OUTSIDE

The apartment is situated within a purpose built apartment complex situated in the centre of Radcliffe on Trent with an entrance drive off Queens Road leading into a communal car parking area surrounded by landscaped gardens. A secure intercom entry main door opens into the communal lobby with a staircase leading up to No. 5.

GARDENS

The communal gardens surrounding the development are for all residents to use and enjoy having been recently reworked incorporating bench seating, walkways, well stocked flowerbeds, bbq and clothes drying area. These gardens can be accessed via secure and locked timber gates for the sole use of the residents themselves.



LEASEHOLD

We are led to believe by the Vendor that a 125 yr Lease was granted in 1998 with approx 102 years remaining. There are maintenance & service charges including ground rent totalling in the region of £107 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.

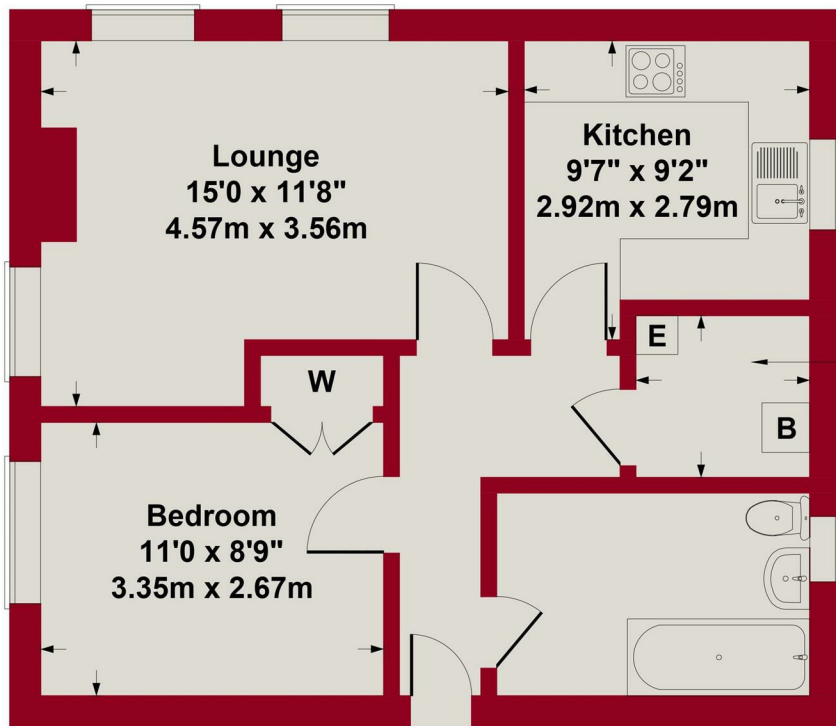
COUNCIL TAX

We are led to believe by Rushcliffe Borough Council the property falls into Council Tax Band A.

VIEWINGS

By appointment with Richard Watkinson & Partners.

Approximate Gross Internal Area
516sq 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(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	



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



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