



Radcliffe Road, Nottingham, NG2 5HH
Guide Price £225,000



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Liberty Gate are happy to offer for sale this superbly presented Two bedroom apartment in the exclusive area of West Bridgford.

The apartment is positioned on the top floor of this modern purpose built property, with great access for both public transport into the City centre and walking distance to West Bridgford's expansive high street.

A fantastic opportunity to purchase this second floor apartment in the idyllic location of West Bridgford.

With accommodation comprising of:

ENTRANCE HALLWAY

A neutrally decorated entrance hallway with painted walls and light coloured carpets. Further doors then lead into the open plan lounge/dining area, both double bedrooms, bathroom and cupboard.

KITCHEN

The modern fitted kitchen area comes complete with a range of high gloss wall and base cupboard units which are complemented with a large amount of white work surfaces, stainless steel sink with mixer/flexi tap, under cupboard lighting and breakfast bar. The kitchen is well equipped with an integrated dishwasher, electric oven, hob and extractor hood as well as an integrated under counter fridge and freezer.

The breakfast bar area comes complete with modern bar stools.

LIVING AREA

Opening on from the modern fitted kitchen is the neutrally decorated spacious living / dining area which has neutrally decorated walls and light coloured carpets. The room benefits from dual aspect double glazed windows which over look the front and side elevations.

BEDROOM ONE

The largest of the two double bedrooms has been neutrally decorated throughout with painted walls and light coloured carpets. A large double glazed window over looks the rear elevation and allows for ample natural light.

BEDROOM TWO

The second double bedroom has been neutrally decorated throughout with painted walls and light coloured carpets. A large double glazed window over looks the rear elevation and allows for ample natural light.

BATHROOM

A modern fitted bathroom which benefits from a white suite comprising of a low level WC, pedestal wash hand basin with chrome fittings and bath with glass shower screen and chrome fittings. The room is well decorated with painted walls with wet wall panelled splash backs and vinyl flooring. The room also comes with a mirrored wall mounted medicine cabinet and a chrome heated towel rail.



THE DEVELOPMENT

The Swans is an exclusive development of 15 apartments which are ideally situated in the popular residential area of West Bridgford. There are a range of one and two bedroom apartments and maisonettes which have been thoughtfully planned out to maximise the space available and offer a light, airy home with each and every property. Each apartment offers the perfect mix of relaxed living space within easy reach of a range of local amenities.

The Swans is well situated with easy reach of good local bars, restaurants, sporting venues and a range of shops. Local bars / restaurants include Gusto, The Botanist, Cote Brasserie and many more whilst slightly further afield in the city centre there is Marco Pierre White's, World Service Restaurant, Browns Brasserie, Merchants Restaurant, whilst further out Sat Baines Michelin Star Restaurant can be found.

PLEASE NOTE

Tenure: Leasehold - 125 Year Lease

This apartment comes with one allocated car parking space.

We are advised by the owners that this service charge is £1473.56 per annum whilst the ground rent for the property is £250 per annum.

This development is currently only set up to accept virgin media for both television and internet.

Council Tax Band B - Rushcliffe Borough Council

The property is currently rented at £1100pcm.

DISCLAIMER

Fixtures and fittings other than those mentioned are to be agreed with the Seller. All measurements are approximate and are taken using a laser tape. Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Prospective purchasers are advised to satisfy themselves as to the validity of the information contained, either by inspection or through their solicitors, prior to any exchange of contracts to purchase. Services have not been tested and it is recommended that purchasers undertake independent tests on all services and mechanical installations, prior to exchange. Details correct at time of going to print.

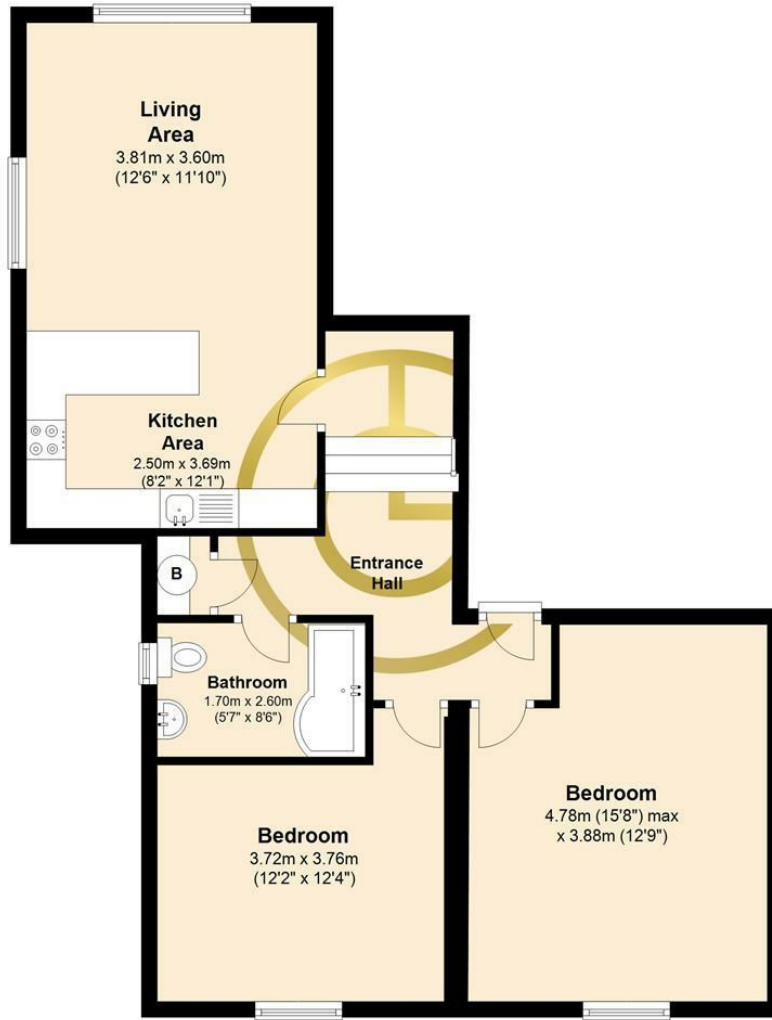
Money Laundering

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, Liberty Gate require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. Passport or photo card driving license and a recent utility bill. This evidence will be required prior to Liberty Gate instructing solicitors in the purchase or the sale of a property. We are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. As a seller or purchaser, by proceeding with a sale or purchase, you understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.



Second Floor

Approx. 68.9 sq. metres (741.7 sq. feet)



Total area: approx. 68.9 sq. metres (741.7 sq. feet)



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	78	78
	EU Directive 2002/91/EC	

1 The Gatehouse Short Stairs, Nottingham, Nottinghamshire, NG1 1JA
 T. 0115 824 8333 | E. info@libertygate.co.uk
 www.libertygate.co.uk

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