Radcliffe Road, Nottingham, NG2 5HH
Guide Price £159,950

LIBERTY GATE

Radcliffe Road
Nottingham
NG2 5HH

Liberty Gate are happy to offer for sale this beautifully presented One bedroom apartment in one of Nottingham's most sought after locations, West Bridgford.

The property is positioned on the top floor of this modern purpose built building ideally located close to routes into the City centre of Nottingham as well as being walking distance to West Bridgford's bustling high street.

A fantastic opportunity to purchase this spacious second floor apartment in the idyllic location of West Bridgford. Benefiting from accommodation comprising of:

ENTRANCE HALLWAY
A generous, recently decorated entrance hallway with neutrally painted walls and carpets. From the hallway there is access to a storage cupboard which houses the washer/dryer to the left as you enter the property. Immediately infront of you is two steps up to a corridor with further doors leading to...

KITCHEN
The modern fitted kitchen area comes complete with a range of high gloss, white wall and base cupboard units which are complimented with the black granite effect work surfaces, stainless steel sink with mixer/flexi tap and under cupboard lighting.
The kitchen is well equipped with an integrated dishwasher, electric oven, hob and extractor hood as well as a freestanding fridge / freezer.

LIVING AREA
Opening on from the modern fitted kitchen is the recently decorated living area which has neutrally painted walls and brand new carpets. The room includes feature triangle shaped, double glazed window which allows for ample natural light and offers views to the front elevation.

MASTER BEDROOM
Accessed via the hallway is the recently decorated master bedroom which benefits from neutrally decorated walls and woodwork as well as brand new carpeted flooring. The room includes feature triangle shaped, double glazed window which allows for ample natural light and offers views to the front elevation.

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 P-shaped bath with glass shower screen and chrome fittings. The room is well decorated with painted walls and wet wall panelled splash backs which are complimented by the dark grey tile effect vinyl flooring. The bathroom also comes complete with chrome heated towel rail and mirrored cabinet over the wash hand basin.

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 £969.25 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 A - Rushcliffe Borough Council

The property is currently rented out at £825pcm.

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.

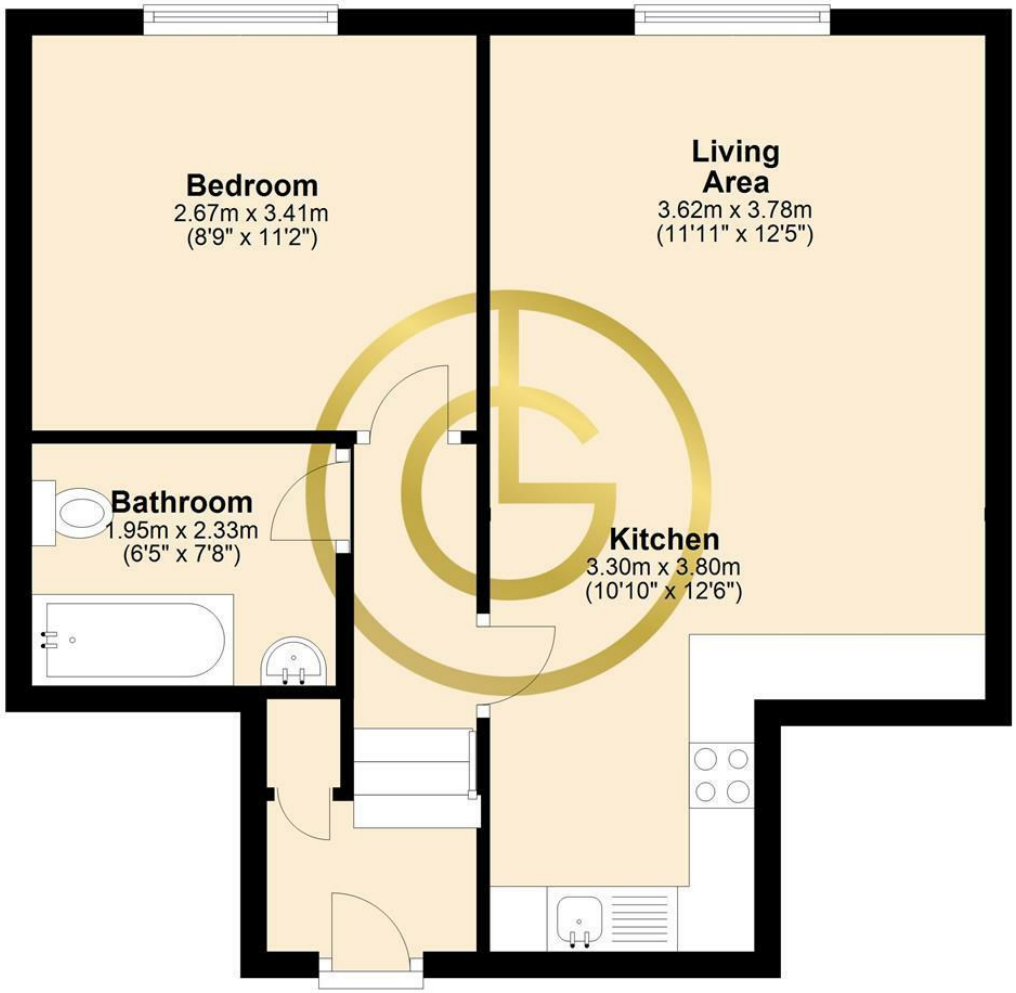
Money Laundering
In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, Liberty Gate require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. Passport or photo 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.

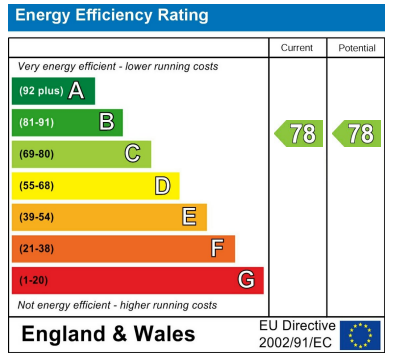
THE DEVELOPMENT
The Swans is an exclusive development of 15 apartments which are ideally situated in the popular residential area of West Bridgford.
There are a range of one and two bedroom apartments and maisonettes which have been thoughtfully planned out to maximise the space available and offer a 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.

Second Floor

Approx. 43.4 sq. metres (466.6 sq. feet)





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