

19 Brielen Court, Radcliffe on Trent, Nottingham, NG12 2GB

£99,950

Tel: 0115 9336666

RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- First Floor Retirement Apartment
- Well Appointed Throughout
- Range of Integrated Appliances
- Double Bedroom with Fitted Wardrobes
- Attractive Landscaped Communal Gardens
- Offered with No Upward Chain
- Modern Refitted Kitchen
- Good Sized Lounge Diner
- Modern Fitted Shower Room
- Resident and Visitor Parking

A great opportunity to purchase this particularly well-appointed first-floor apartment, forming part of this popular retirement development and offered to the market with the advantage of no upward chain.

The property has benefitted from a refitted modern kitchen, fitted with an attractive range of base and wall cabinets, a selection of integrated appliances and useful space for a washing machine.
The accommodation is well presented throughout and includes a welcoming entrance hallway with two useful storage cupboards, a good-sized lounge/diner, a generous double bedroom with fitted wardrobes and a modern shower room.

The development itself is well regarded for its attractive, landscaped communal gardens and convenient position, with easy access into the village and bus stops located within close proximity. There is also resident and visitor parking, together with attractive and well-appointed residents' lounges providing excellent communal spaces for social gatherings and activities.

Combining a well-presented interior with excellent communal facilities and a convenient location, this is an appealing retirement property which is ready for immediate occupation, and viewing is highly recommended.

ACCOMMODATION
A security door with intercom system gives access to the development itself and all the communal areas including the lift and staircase rising to the first floor.

ENTRANCE HALL
Having coving, cupboard housing the electric meter, coat hooks, Careline pull cord and intercom system. Airing cupboard housing the hot water cylinder, with fitted shelving and fuse board, together with a further cloaks cupboard with shelving and hanging rail.

LOUNGE
A good sized lounge with an electric fire providing a focal point for the room, coving, storage heater, modern wall lights, flooring in carpet and oak effect laminate, emergency pull cord, window to front and glazed double internal doors through to kitchen.

KITCHEN
The kitchen has been superbly remodelled and extensively fitted with a range of sleek and contemporary cabinets and drawers finished in a gloss white with stainless steel handles complemented by the work surfaces which have matching upstands and a stainless steel sink with mixer tap. Other features include soft closes to the doors and drawers, corner carousel, shelving and touch control LED lighting to the work tops. There is a range of built-in appliances to include a tall fridge freezer, a Neff eye level oven with a hide and slide door, a touch control ceramic hob with extractor over and space with plumbing for either a washing machine or dishwasher if required. Oak effect laminate flooring, coving, ceiling spotlights, emergency Careline pull cord and double glazed window to side.

BEDROOM
A good sized double bedroom having a run of built-in wardrobes with folding mirror fronted doors, modern wall lights, coving, electric storage heater, phone point, emergency Careline pull cord and double glazed window to front.

SHOWER ROOM
Recently refitted to an exceptional standard, being fully tiled and equipped with a modern and contemporary three-piece white suite with chrome fittings, comprising wash hand basin with mixer tap, WC and large double-width shower enclosure with chrome and glazed sliding screen and inset mains-connected shower. Vinyl flooring, extractor fan, coving, Careline emergency pull cord, electric wall-mounted fan heater and mirror with strip light above.

BRIELEN COURT
The Brielen Court developments offers a number of communal facilities including a lounge and dining area with kitchenette off, laundry with washing machines, tumble dryers and ironing equipment, lift accessing the upper floors and an onsite House Manager overseeing the running of the complex. Within the complex there is also the benefit of a guest suite which is available to be booked out by residents for their visiting guests.

OUTSIDE
This purpose built complex is situated in the heart of Radcliffe set back from the established Bingham Road. A paved forecourt leads up to the main door with secure entry and intercom system. To the rear of the building there is a large car park with ample spaces available.

COMMUNAL GARDENS
The communal gardens are fully maintained and beautifully landscaped incorporating shaped lawns, well stocked borders and seating areas enclosed by wrought iron railings.

MAINTENANCE COSTS
The development was built in 1998. The apartment is offered on a Leasehold basis with a 125 year Lease granted in 1997. A secure intercom entry system links to 24 hour emergency Careline Assistance. A lift accesses all floors. An annual maintenance/service charge of approx. £3,943.18 is payable to First Port (Peveril), this covers the upkeep of the communal areas, gardens, water rates, window cleaning and building insurance. In addition a ground rent of £516.72 is payable to E&M Management Services.

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.

ADDITIONAL INFORMATION

Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions

















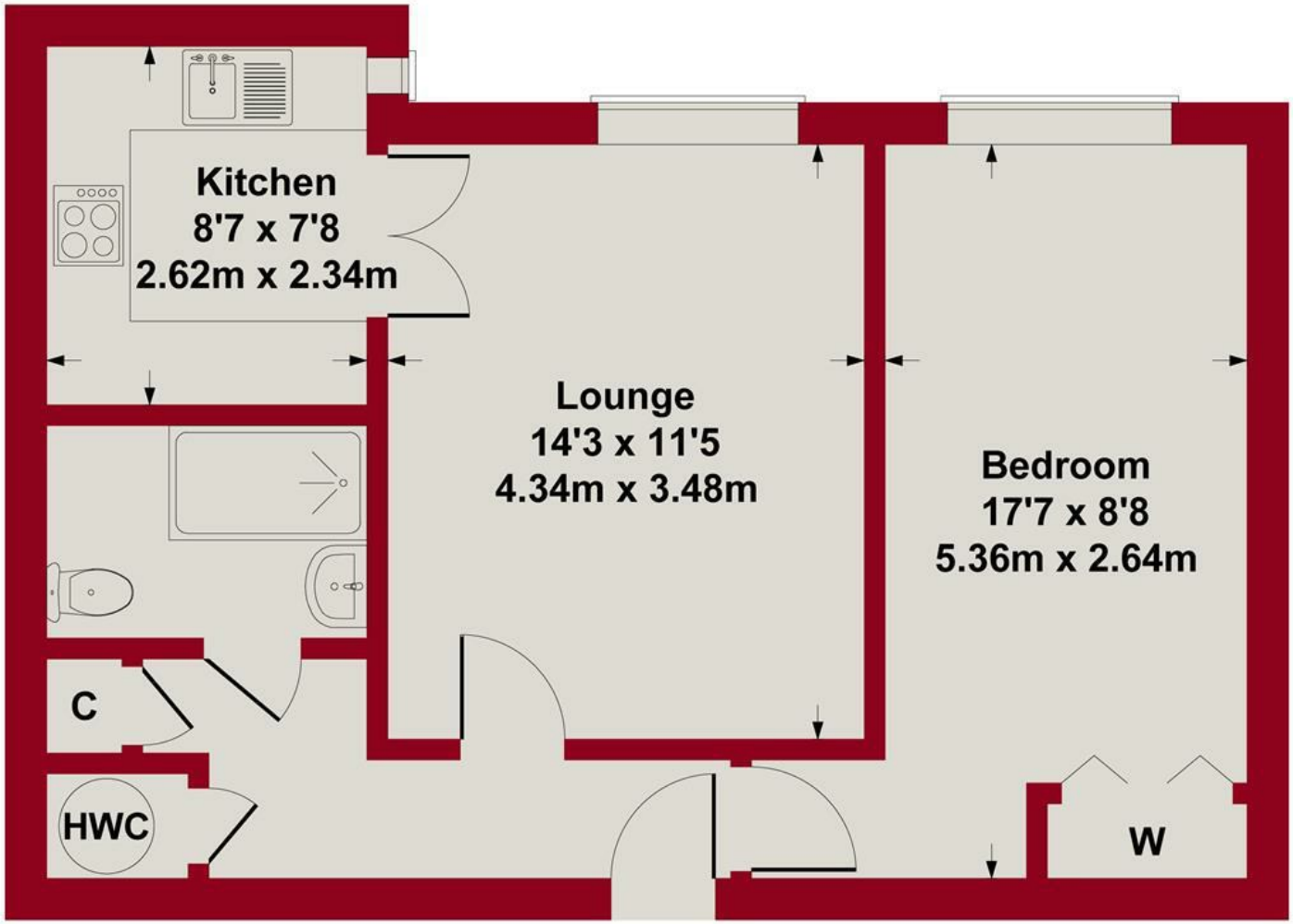







Assembly point

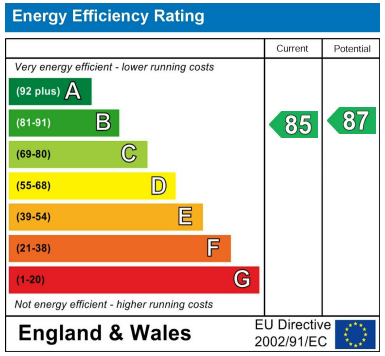
Approximate Gross Internal Area
527 sq ft - 49 sq m

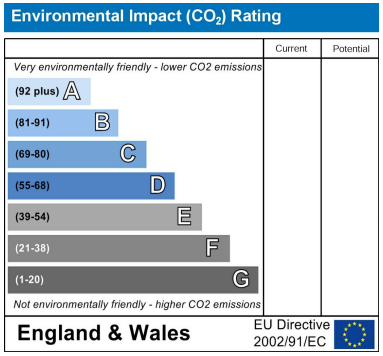


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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The Property Ombudsman

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