



**Oakfield, Radcliffe-on-Trent**  
Nottingham, Nottinghamshire, NG12 2AX

 **NEWTON  
FALLOWELL**

**Oakfield, Radcliffe-on-Trent  
Nottingham, Nottinghamshire,  
NG12 2AX  
Asking Price £280,000**

Offered to the market is this stunning, high end, Two Double Bedroom Apartment with the rare benefit of having a share of the freehold. Located in an exclusive gated development with accommodation comprises: Entrance Hall, Contemporary Open Plan Kitchen, Living /Diner with access to a private balcony with views over playing fields, Luxury four piece family bathroom and Two Double Bedrooms with the Master Bedroom having an En-Suite Shower Room. The complex is accessed via electric gates and there is an intercom entry system, allocated parking, bike store, communal gardens and a lift within the building. Share of Freehold. Council Tax Band - C. EPC Rating - C.



## Communal Areas

Within the secure complex there is a communal staircase and lift, bike store and communal gardens. This property has the benefit of its own parking space and there are electric entry systems to the complex and building itself.

## Entrance Hall

A lovely spacious and welcoming reception with front door, electric radiator, intercom system solid wooden doors to accommodation and storage cupboard and inset ceiling spot lights.

## Open Plan Living / Dining Kitchen

21'0" max x 20'5" max (6.42 max x 6.23 max)

A light and bright Open Plan space with double glazed windows to two elevations and French doors leading onto the Balcony, electric radiators and television point. The Kitchen Area is fitted with contemporary base and wall mounted units with work surface over, breakfast bar and is fully integrated with appliances to include: Fridge freezer, dishwasher, washer dryer, electric fan assisted oven and grill with four ring touch hob and extractor fan over, microwavable oven and inset contemporary ceramic sink.

## Balcony

Enjoying views over the playing fields beyond.

## Master Bedroom

16'1" x 15'9" (4.92 x 4.81)

A generously proportioned Master Bedroom Suite with built-in wardrobe, electric radiator, double glazed windows to two aspects and door to the E-Suite.

## En-Suite

Fitted with a three piece white suite comprising: Floating W.C. and wash basin and double shower with chrome rain shower and rinser over, feature tiled wall, tiling to floor, shaver point and heated towel rail.

## Bedroom Two

13'1" x 11'8" (3.99 x 3.58)

Built-in double wardrobe, electric radiator and double glazed window.

## Bathroom

10'7" x 7'9" (3.23 x 2.38)

Fitted with a four-piece luxury bathroom suite comprising: Feature large free-standing bath with waterfall tap, floating W.C. and wash basin and double shower with chrome rain shower and rinser. There is feature contemporary tiling to two walls, tiling to the floor and further walls, inset ceiling spot lights and a heated towel rail.

## Agents Note

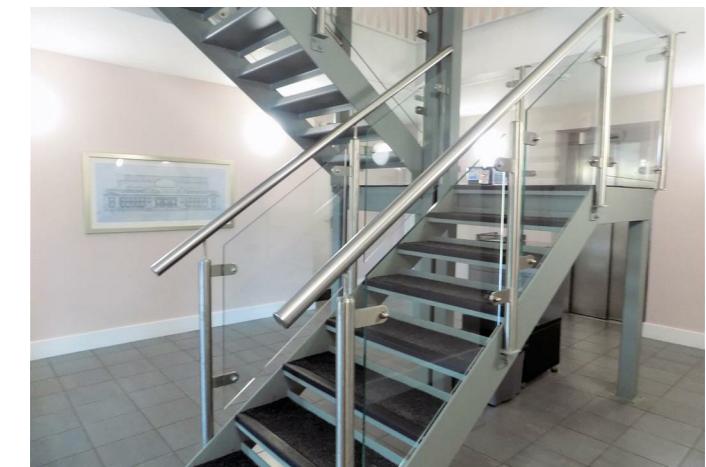
This property has electric central heating, mains drains and water.

This property has a Share of Freehold and Ground Rent of approximately £138pm and Service Charge of approximately £58pm to First Port.

No pets are allowed

There is broadband in the area and mobile phone signal.

Very low risk of surface water flooding, Very low risk of flooding from rivers and the sea:  
<https://check-long-term-flood-risk.service.gov.uk/risk#>



## Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Note

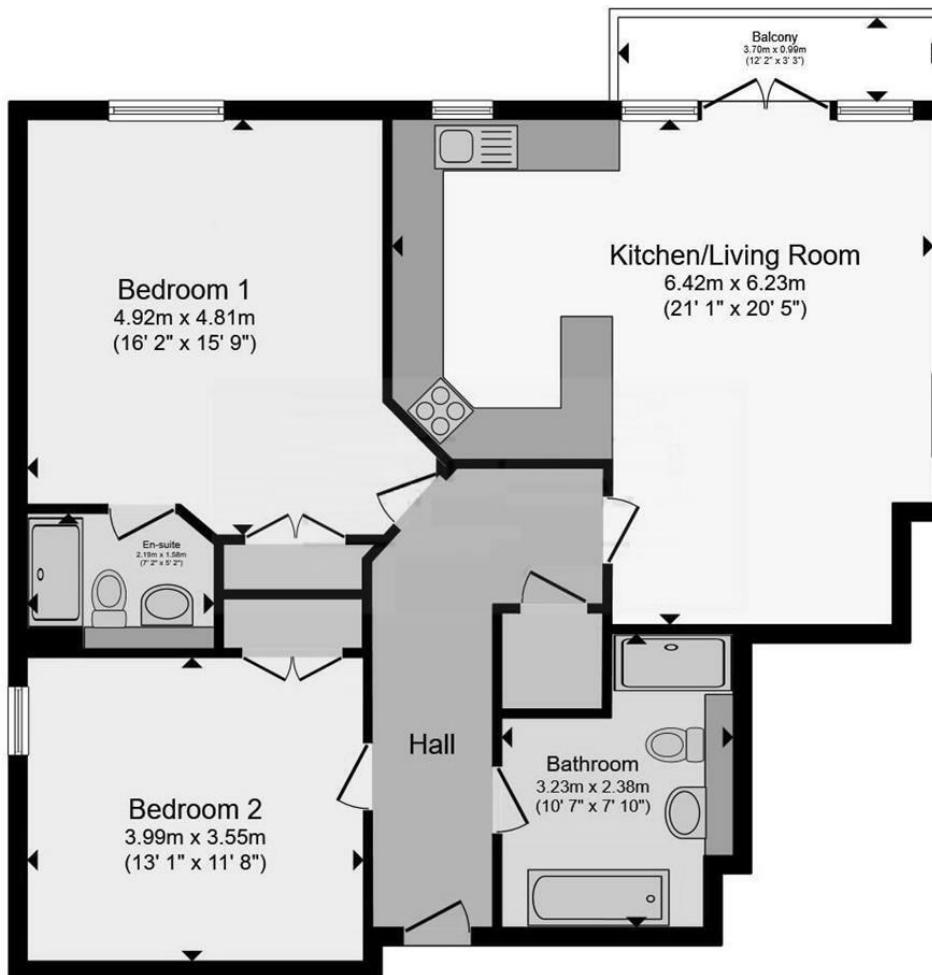
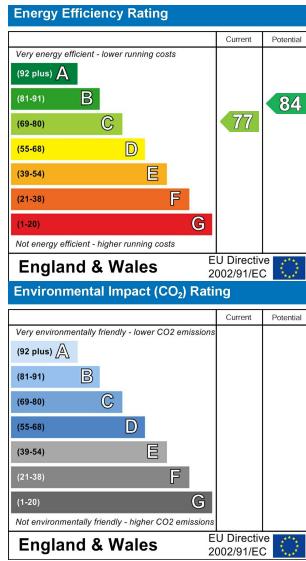
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

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**Total floor area 92.1 sq.m. (992 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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