



15 The Glen,
Clifton, NG11 8BQ

TJ
THOMAS
JAMES

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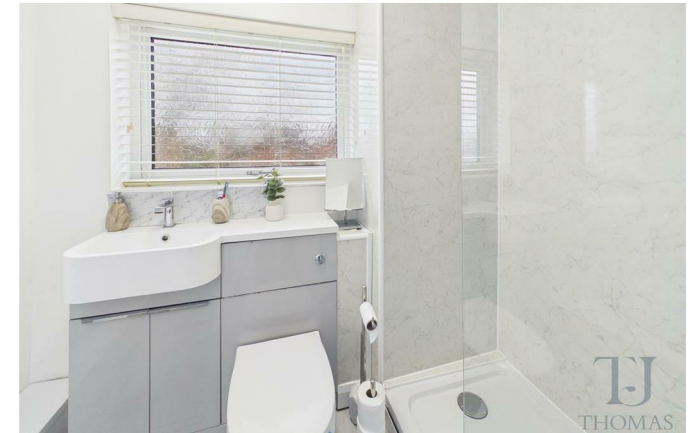
Occupying a first floor position, this apartment provides accommodation including; a lounge with a balcony off, a kitchen, a recently refurbished shower room, and two bedrooms.

The property benefits from gas central heating and double glazing, and there are communal gardens to the front.

Ideally situated for access to the Queens Medical Centre, East Midlands Airport and East Midland Parkway train station, popular Universities, the property is within easy reach of Nottingham City Centre and a wealth of local facilities, including shops, doctors, dentist and a leisure centre.

Viewing is recommended.

Offers Over £135,000





ACCOMMODATION

The UPVC entrance doors opens to an inner hallway, where there is a storage cupboard, and stairs rising to the accommodation on the first floor.

The hallway on the first floor has a loft access hatch (giving access to the boarded loft space above), an open archway into the kitchen, and doors opening into both bedrooms, the family shower room, and the lounge.

Currently used as a dining room, bedroom two has a window to the front, a radiator, and a storage cupboard.

Bedroom one has a window to the rear, a radiator, and a ceiling light point.

Recently refurbished, the family shower room has a shower cubicle with a rainfall shower, a wash hand basin, and a wc. There is a window to the front, and tiled flooring.

The kitchen has a range of wall, drawer and base units, under counter lighting, a one and a half bowl sink and drainer unit with a mixer tap over, space for a washing machine, space for a fridge/freezer, plus a gas oven, and a four ring electric hob. The central heating boiler is housed in a cupboard here, there is a window to the front, and tiled flooring.

The lounge has a gas fire, a storage cupboard, a dado rail, coving, a radiator, a door to a porch area (with space to hang coats), and a door opening to the balcony, which provides space for seating.

OUTSIDE

To the front of the property there are communal gardens, and a pathway leading to the entrance.

Leasehold Information

The vendor has advised that there is 81 years remaining on the lease, with a £25.00 annual charge.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2025/2026 £1,770.80.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

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		
EU Directive 2002/91/EC		



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