

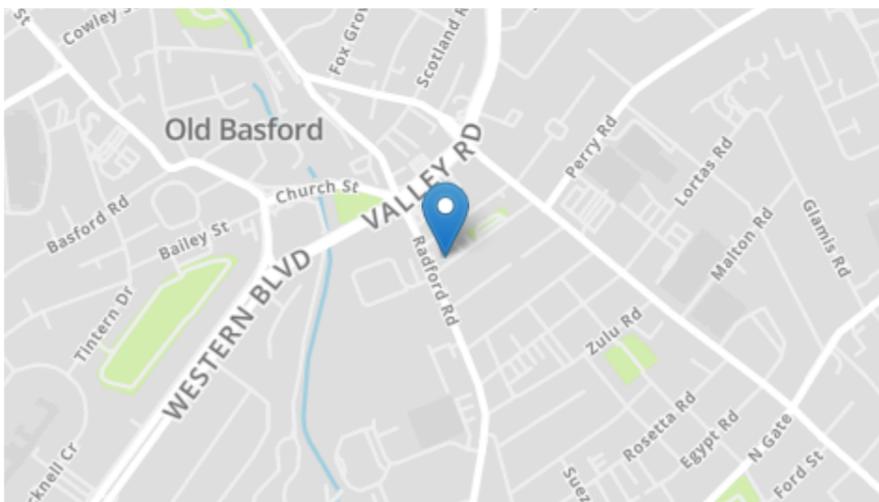
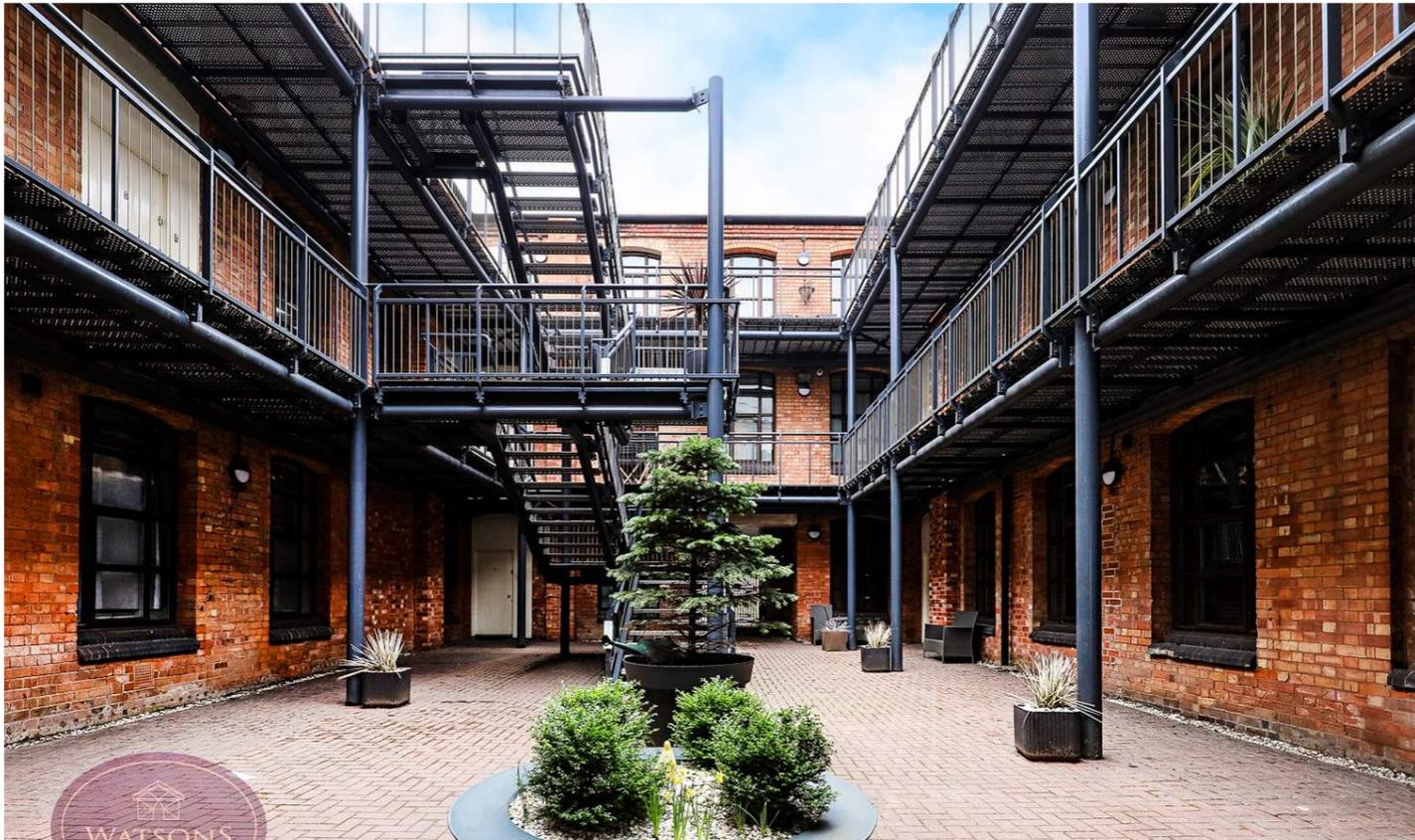
Radford Court, Radford Road, NG7 7EX

Offers Over £230,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		71	80
England, Scotland & Wales		EU Directive 2002/91/EC	



- 1st Floor Apartment
- 2 Double Bedrooms
- Generous Lounge Diner
- Modern Fitted Kitchen
- En Suite & Family Shower Room
- Allocated Parking
- Central Communal Courtyard
- Character Features & Tasteful Decoration Throughout
- Ease Of Access To Nottingham City Centre
- Excellent Road & Public Transport Links Including Tram
- 996 Years Left on Lease

Our Seller says....

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 30010932

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



***** CITY LIFE LIVING ***** Perfect for first time buyers and professionals alike, this superb first floor apartment offers space and style in abundance. Full of character and charm, but with a modern twist, features include two double bedrooms, high ceilings, open plan living, en-suite, a central communal courtyard, and secure allocated parking. Briefly comprising; entrance hallway, open plan lounge/diner, kitchen, bathroom, two double bedrooms, primary with en-suite. One of the main features of the apartment is the striking communal central courtyard, along with secure allocated parking. Located in close proximity to Nottingham city centre, there are bus and tram links on your doorstep, along with an array of shops and pubs. Contact Watsons to arrange a viewing.

Communal Entrance Door

An external communal door with intercom systems leads to the communal courtyard. Door to the entrance hall.

Entrance Hall

5.3m x 5.36m (17'5" x 17'7") Entrance door to front, period radiator, seating, bike rack, wood effect laminate flooring, original steel beams. Wooden doors to both bedrooms, bathroom and open to the lounge diner.

Lounge Diner

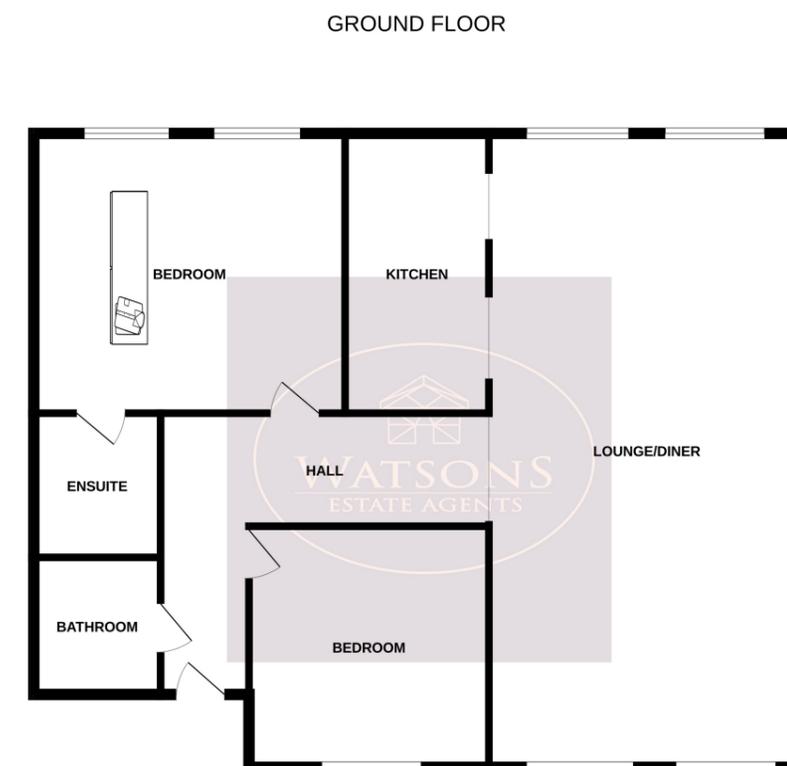
10.08m x 5.03m (33' 1" x 16' 6") 2 uPVC windows to the front and 2 uPVC double glazed windows to the rear, period radiator, wood effect laminate flooring, feature lighting, original painted brickwork, original steel beams. Open to the kitchen.

Kitchen

3.93m x 2.5m (12' 11" x 8' 2") A range of matching wall & base units, work surfaces with mirrored splashbacks and incorporating an inset sink & drainer unit. Integrated Bosch appliances to include: double electric oven & induction hob with extractor over, fridge freeze, tumble dryer, washing machine and dishwashing drawer. Wood effect laminate flooring, ceiling spotlights, period radiator.

Primary Bedroom

5.26m x 5.04m (17' 3" x 16' 6") 2 uPVC double glazed windows to the rear, period radiator, exposed brickwork, head board with recessed bedside cabinets and USB ports, walk in wardrobe with integrated storage space, feature lighting and original steel beams. Door to the en suite.



En Suite

2.26m x 2.0m (7' 5" x 6' 7") 3 piece suite in white comprising WC, pedestal sink unit and oversized walk in shower. Variable lighting, tiled flooring with underfloor heating. Recessed LED bathroom mirror with touch sensor demister and USB port.

Bedroom 2

3.86m x 3.82m (12' 8" x 12' 6") UPVC double glazed window to the front, period radiator, exposed brickwork and original steel ceiling beams.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and oversized walk in shower. Chrome heated towel rail, vinyl flooring, variable spotlights and recessed LED bathroom mirror with touch sensor demister and USB port.

Outside

Outside is a central communal courtyard. To the ground floor is secured allocated parking.

Agents Note

The seller has provided us with the following information: the boiler is located in the kitchen and is 6 years old. It was last serviced in 2026.

The property is leasehold and has 996 years left on the lease. The monthly service charge is £73.96/month.