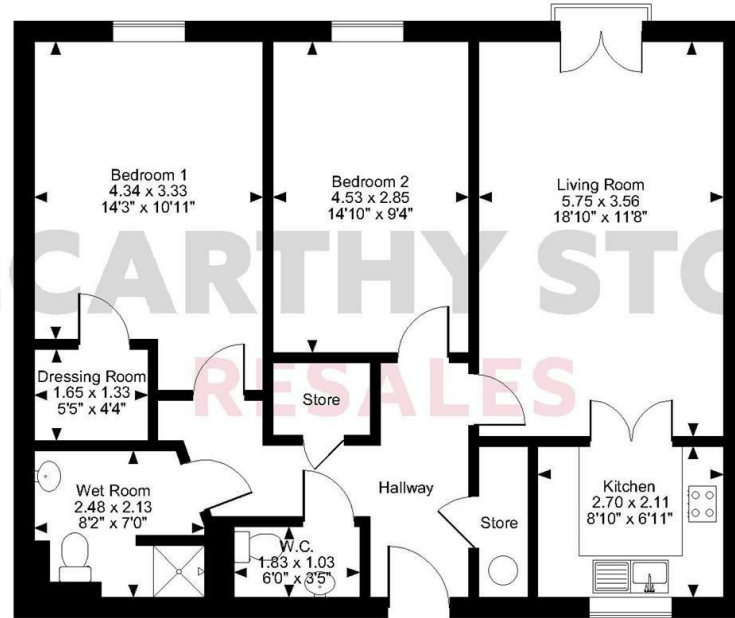


River View Court, Wilford Lane, Nottingham
Approximate Gross Internal Area
875 Sq Ft/81 Sq M



Second Floor

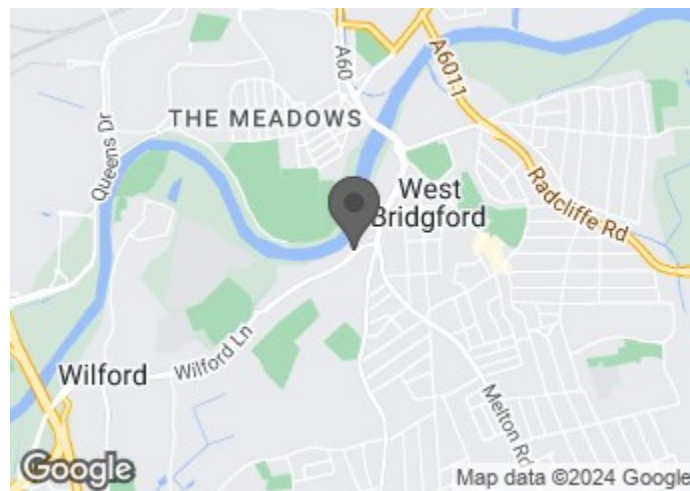
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

39 RIVER VIEW COURT WILFORD LANE, NOTTINGHAM, NG2 7TA



COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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SUPERBLY PRESENTED, two bedroom retirement apartment with a Juliet balcony. The apartment has an **ALLOCATED CAR PARKING SPACE**. The development offers **EXCELLENT COMMUNAL FACILITIES** including on site restaurant, library, roof top terrace, function room and communal lounge where **SOCIAL EVENTS** take place.

PRICE REDUCTION

ASKING PRICE £325,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

RIVER VIEW COURT, WILFORD LANE,

2 BEDROOMS £325,000

RIVER VIEW COURT

River View Court was built by McCarthy & Stone and designed specifically for assisted retirement living for the over 70's located on the banks of the River Trent.

The development consists of 58 one and two-bedroom retirement apartments with design features to make day-to-day living easier. This includes beautifully equipped kitchens with waist height ovens to minimize bending, walk-in showers for ease of use, simple lever taps and slip resistant flooring.

As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge and roof top terrace alongside beautiful gardens whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration.

Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their friends and family, at a very reasonable price. All the food is freshly prepared and we can cater for special dietary requirements. For a special occasion or celebration, you're also welcome to book our function room.

River View Court also benefits a guest suite for visitors who wish to stay (additional charges apply). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in all rooms.

LOCAL AREA & APARTMENT OVERVIEW

River View Court enjoys prime location in West Bridgford, just south of Nottingham. Though a bustling city centre can be reached in a matter of minutes, West Bridgford's proximity doesn't compromise its charm. Homeowners are treated to peace, quiet and superb views across the River Trent; it's no surprise that West Bridgford is amongst the most favoured retirement locations in the country.

We are delighted to offer to the market this well presented, two bedroom apartment benefitting from a Juliet Balcony. Under floor heating runs throughout the apartment. The kitchen window boasts views of the River Trent. The apartment is at the end of the corridor next to the stairwell, therefore there are no neighbours either side.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system is situated in the hall. From the hallway there is a walk-in storage/airing cupboard and an additional store cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedrooms, wet room and guest cloakroom.

LIVING ROOM

A bright and spacious living room benefitting from a bright and airy living room with a double glazed doors opening inwards to reveal a Juliet balcony. Ample room for a small table and chairs.. TV and telephone points, Sky/Sky+ connection point, two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed doors lead onto a separate kitchen...

KITCHEN

The kitchen window boasts views of the River Trent. Fitted with a range of cream fronted wall, drawer and base units, with wood effect roll top work surfaces over, inset Bosch electric oven with standing over for microwave, stainless steel sink unit with mixer tap over, over counter lighting, for ring electric Bosch hob with glass splash back and extractor hood over. Recessed integral fridge freezer, tiled floor, down lighting, ventilation system.

MASTER BEDROOM

Spacious bedroom with a full height, double glazed window. Ceiling light, TV, phone point, fitted carpets, raised electric power sockets. Door to a walk in wardrobe with shelving and hanging rails.

BEDROOM TWO

The spacious room would be perfect for use as a dining room or study. Full height double glazed window. Ceiling light, TV, phone point, fitted carpets, raised electric power sockets.

WET ROOM

Fully fitted wet room with electric shower and curtain. Low level WC, vanity unit with wash basin with cupboards beneath and fitted mirror light over. Part tiling to walls, wall mounted chrome towel radiator, ventilation system, shaving point and down lighting. Slip resistant flooring.

GUEST CLOAKROOM

Half tiled cloakroom with WC, Vanity unit inset hand basin with mirror over. Heated towel rail, ceiling light, tiled floor.

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual Service Charge £11,007.12 for financial year ending 30/6/2024.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estate Manager.

LEASE INFORMATION

999 years from 1st Jan 2016

GROUND RENT

Ground rent: £510 per annum

Ground rent review: 1st January 2031.

ALLOCATED CAR PARKING

The apartment has an allocated car parking space within the private car park.

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

