



Floor Plan

Total floor area 53.0 sq. m. (570 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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com

**COUNCIL TAX BAND: B**



| Energy Efficiency Rating                    |  | Current   | Potential |
|---|--|-----------|-----------|
| Very energy efficient - lower running costs |  |           |           |
| (92 plus) <b>A</b>                          |  |           |           |
| (81-91) <b>B</b>                            |  | <b>85</b> | <b>85</b> |
| (69-80) <b>C</b>                            |  |           |           |
| (55-68) <b>D</b>                            |  |           |           |
| (39-54) <b>E</b>                            |  |           |           |
| (21-38) <b>F</b>                            |  |           |           |
| (1-20) <b>G</b>                             |  |           |           |
| Not energy efficient - higher running costs |  |           |           |

**McCARTHY STONE  
RESALES**

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**McCARTHY STONE  
RESALES**

**38 RIVER VIEW COURT  
WILFORD LANE, NOTTINGHAM, NG2 7TA**



Presented in a 'TURN-KEY CONDITION' this second floor Retirement apartment has been freshly decorated throughout. Spacious living room with a JULIET BALCONY, modern kitchen with BUILT IN APPLIANCES, double bedroom with a WALK-IN WARDROBE and a CONTEMPORARY wet room completes this beautiful apartment.

The development offers EXCELLENT COMMUNAL FACILITIES including a roof terrace, gardens, library, dining room, function room and communal lounge where SOCIAL EVENTS take place.

**ASKING PRICE £230,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
 resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# WILFORD LANE, WEST BRIDGFORD, NOTTINGHAM

1 BED | £230,000

## 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.

As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. River View Court offers a fantastic range of areas to socialise or sit and take in the stunning views. The communal lounge over looks the river with access to gardens and a terraced area, perfect for the warmer days. There is a library where you can sit and enjoy a good book and a coffee, a roof terrace and plenty of other areas dotted throughout the development to watch the world go by. The function room is available to hire, perfect for a family gathering or 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.

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.

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.

## LOCAL AREA

River View Court enjoys prime location in West Bridgford, just south of Nottingham. West Bridgford's proximity doesn't compromise its charm and offers a range of shops and bars. M&S, Iceland, Tesco Express are within easy reach as well as Opticians, Pharmacy and Bakery. Across the river you can enjoy a lovely stroll around Victoria Park and take in the beautiful views whilst enjoying a bite to eat at the Coffee shop. 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.

## APARTMENT OVERVIEW

Presented in a 'turn key' condition, this beautifully presented and freshly decorated apartment is peacefully situated towards the end of the building but with easy access to the lift and stairs. The bright and spacious living room boasts a Juliet balcony with access to a modern kitchen with built in appliances. The double bedroom has a full height window, allowing the natural light to flood in and a spacious walk-in wardrobe provides plenty of storage space and hanging rails and a contemporary wet room completes this beautiful apartment.

## ENTRANCE HALL

Front door with spy hole leads to the entrance hall with access to a walk-in storage/cloak room. The 24-hour emergency response pull cord system, illuminated light switches, smoke detector and apartment security door entry system with intercom are conveniently situated in the hall. Ceiling spotlights, fitted carpets. Doors lead to the living room, bedroom and wet room.

## LIVING ROOM

A bright and spacious living room which has ample space for a dining table and benefits from a Juliet balcony. TV and telephone points, Sky connection point, fitted carpets and raised electric power sockets. Partially glazed door lead onto a separate kitchen.

## KITCHEN

Fitted with a range of 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 sits beneath the electronically controlled window with fitted blind. Over counter lighting, four ring electric Bosch hob with glass splash back and extractor hood over. Recessed integral fridge freezer, tiled floor, down lighting, ventilation system.

## BEDROOM

Double bedroom with full height window allowing plenty of natural light. Door to the walk-in wardrobe housing hanging rails and shelving. TV and telephone points, Sky connection point, fitted carpets and raised electric power sockets.

## WET ROOM

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

## SERVICE CHARGE

- Onsite Estate Manager and team
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual Service charge: £8,136.64 per annum (for financial year end 30/06/2024).

## GROUND RENT

Annual charge £435  
Review date January 2031

## LEASE INFORMATION

999 years from 2016

## ADDITIONAL INFORMATION & SERVICES

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

