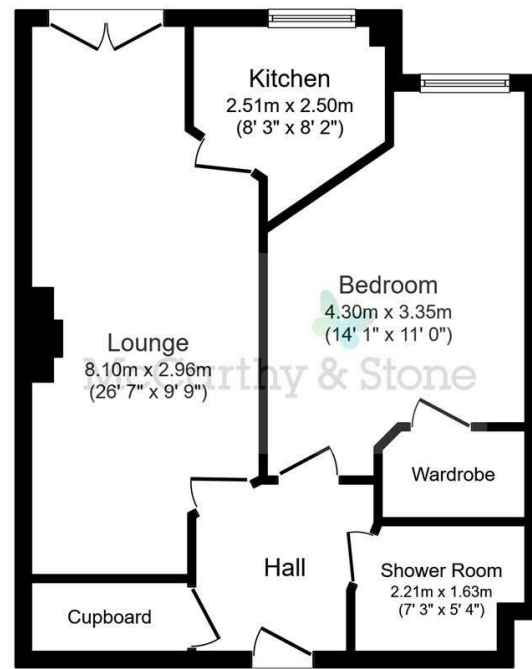


McCARTHY STONE RESALES

18 RIVER VIEW COURT
12-20 WILFORD LANE, NOTTINGHAM, NG2 7TA



Floor Plan

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) 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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A one bedroom, second floor retirement apartment situated within this HIGHLY DESIRABLE development for the over 70's. Being located on the banks of the River Trent, there is a communal Sky Lounge with ROOF TOP TERRACE boasting STUNNING VIEWS.

ASKING PRICE £215,000 LEASEHOLD

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

RIVER VIEW COURT, WILFORD LANE, WEST BRIDGFORD, NOTTINGHAM, NG2

TTA

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.

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.

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 door to a walk-in storage cupboard/airing 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 lounge, bedroom and shower room

LOUNGE

A spacious lounge which has ample space for a dining table benefits from a Juliet balcony with a Southerly aspect. The room has a feature electric fire with surround which acts as an attractive focal point. 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 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, four ring electric Bosch hob with glass splash back and extractor hood over. Recessed integral fridge freezer, dishwasher, tiled floor, down lighting, ventilation system.

BEDROOM

Double bedroom with door to the walk-in wardrobe housing hanging rails and shelving. TV and telephone points, Sky Q connection point, fitted carpets and raised electric power sockets.

1 BED | £215,000

SHOWER 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. Part tiling to walls, wall mounted chrome towel radiator, ventilation system shaving point and down lighting.

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 (for financial year end 30/06/2024).

LEASEHOLD

999 years from 2016

GROUND RENT

Ground rent: £435 per annum.
Ground rent review: June 2031.

ADDITIONAL INFORMATION & SERVICES

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

