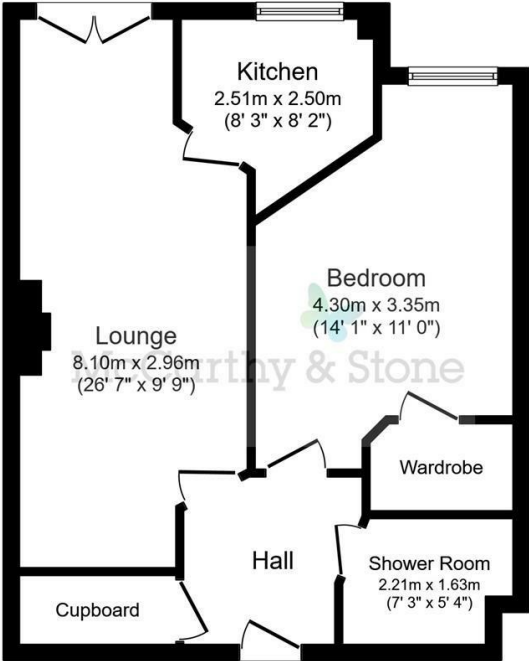


18 River View Court

12-20 Wilford Lane, Nottingham, NG2 7TA



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.localagent.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		
England & Wales	EU Directive 2002/91/EC	



Asking price £215,000 Leasehold

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.

Call us on 0345 556 4104 to find out more.

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# River View Court, Wilford Lane, West Bridgford, Nottingham, NG2 7TA

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: £8,761.74 (for financial year end 30/06/2025).

### 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

