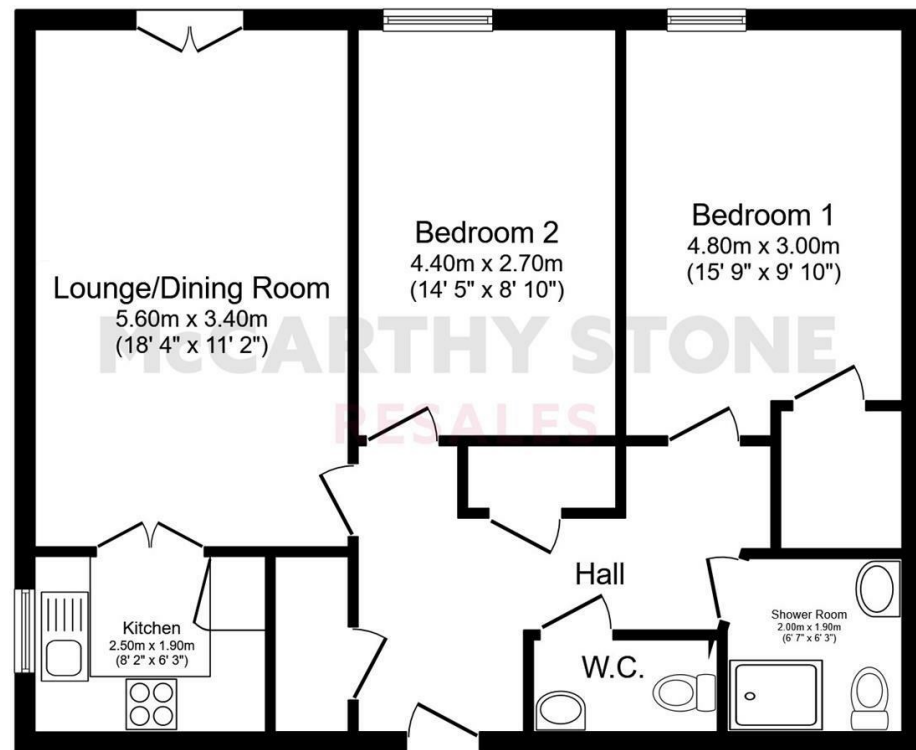


McCARTHY STONE RESALES

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



Total floor area 71.4 m² (769 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
		84	84



JOIN US FOR COFFEE & CAKE – WEDNESDAY 24TH JULY – 10am – 4pm – BOOK YOUR PLACE TODAY!

SUPERBLY PRESENTED two bedroom first floor apartment with a Juliet balcony and **ALLOCATED 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.

ASKING PRICE £325,000 LEASEHOLD

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

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

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WILFORD LANE, WEST BRIDGFORD, NOTTINGHAM

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 minimise 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.

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.

APARTMENT OVERVIEW

A beautifully presented, two bedroom apartment benefitting

from bright and spacious living room with a Juliet balcony. Two double bedrooms both enjoying full height windows allowing the natural light to flood in. A spacious hall, purpose built wet room, guest cloakroom and two storage cupboards completes this wonderful apartment. Under floor heating runs throughout.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hallway. Walk-in airing cupboard and additional storage 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 double glazed doors leading to the Juliet balcony. There's ample space for a dining table. TV and telephone points. Ceiling down lights throughout. Fitted carpets, raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

KITCHEN

Fitted with a range of white 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, tiled floor, down lighting, ventilation system.

MASTER BEDROOM

Spacious bedroom with a full height window. Ceiling down lights, TV point & phone point, fitted carpets, raised electric power sockets. Walk in wardrobe with shelving and hanging rails.

BEDROOM TWO

The spacious room could also be perfect for use as a dining room or study. Ceiling down lights, TV point & phone point, fitted carpets, raised electric power sockets.

WET ROOM

Fully fitted wet room with shower and curtains. Low level WC,

2 BED | £325,000

vanity unit with wash basin with cupboards beneath and fitted mirror light over. Part tiling to walls, wall mounted heated towel radiator, ventilation system, shaving point and down lighting. Slip resistant flooring.

GUEST CLOAKROOM

Half tiled cloakroom with WC, hand basin with drawer beneath and illuminated mirror over. Heated towel rail, ceiling light, tiled floor.

CAR PARKING SPACE

This property benefits from an allocated parking space within the private car park.

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

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.

Service charge £11,007.12 per annum (for financial year end 30th June 2024).

LEASE INFORMATION

999 years from 2016

GROUND RENT

Ground rent : 510 per annum

Ground rent review: Jan-21

ADDITIONAL INFORMATION & SERVICES

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

