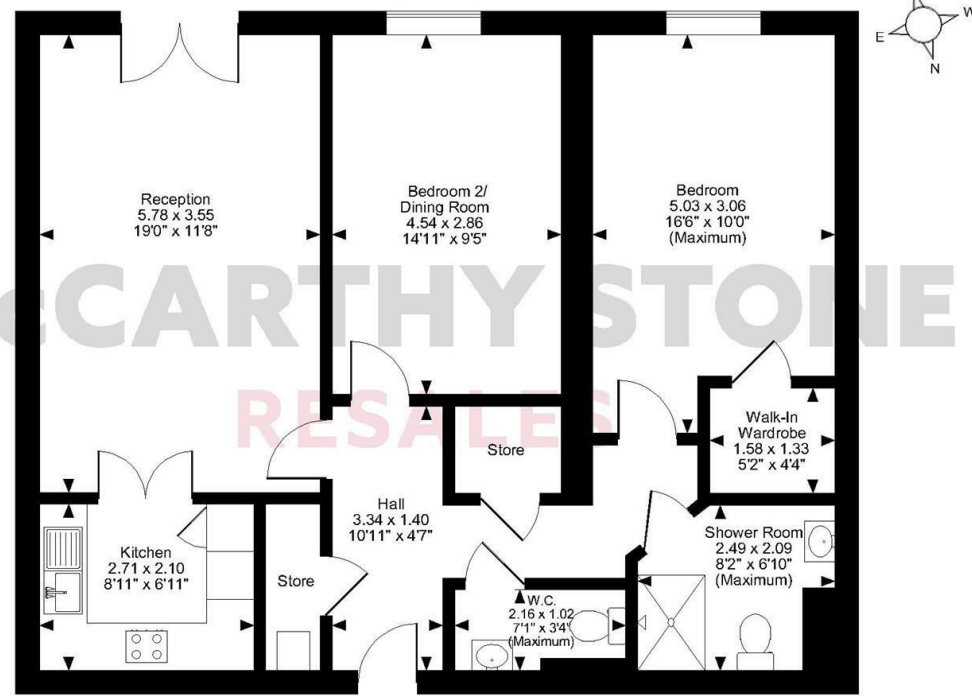


River View Court, Wilford Lane, Nottingham
 Approximate Gross Internal Area
 864 Sq Ft/80 Sq M



First 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

17 RIVER VIEW COURT

12-20 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		85	85
(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 well presented SOUTH FACING TWO BEDROOM retirement apartment with ALLOCATED PARKING in the popular RIVER VIEW COURT retirement living plus complex. New carpets in the lounge and hall.

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

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

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.

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 hall. From the hallway there is a

door to a walk-in storage cupboard/airing cupboards. 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, bedrooms and bathroom. Recently fitted carpets.

LOUNGE

A spacious lounge benefits from a Juliet balcony. TV and telephone points, Sky Q connection point, recently fitted carpets and raised electric power sockets. Partially glazed doors 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 ONE

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.

BEDROOM TWO/DINING ROOM

The spacious second bedroom can be used a bedroom, dining or hobby room. TV and telephone points, Sky Q connection point, fitted carpets and raised electric power sockets.

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 illuminated mirror over.

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

WC

Low level WC, vanity unit with wash basin with cupboard beneath and fitted illuminated mirror over.

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.

Service charge: £11,007.12 per annum (for financial year end 30/06/2024).

LEASEHOLD

999 years from 2016

GROUND RENT

Ground rent: £510 per annum

Ground rent review: January 2031

ADDITIONAL INFORMATION & SERVICES

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

