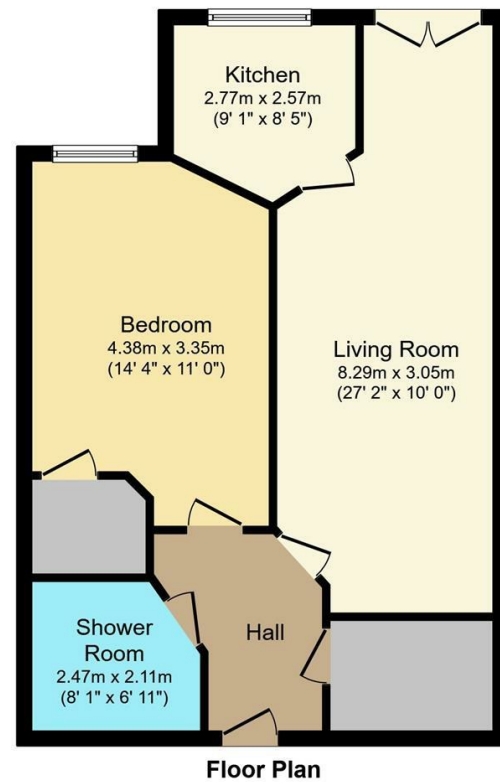


McCARTHY STONE RESALES

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



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by www.keyagent.co.uk

COUNCIL TAX BAND: B



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			



A ONE BEDROOM retirement apartment, situated on the SECOND FLOOR of this popular McCarthy Stone development, River View Court.

McCARTHY STONE RESALES

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ASKING PRICE £220,000 LEASEHOLD

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

RIVER VIEW COURT, WILFORD LANE, WEST BRIDGFORD, NOTTINGHAM

1 BED | £220,000

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.

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 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 bathroom.

LOUNGE

A spacious lounge which has ample space for a dining table. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets. Partially double 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, for 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 door to the walk-in wardrobe housing hanging rails and shelving. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets.

BATHROOM

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.

Service charge £8,761.74 per annum (for financial year ending June 2025)

LEASEHOLD INFORMATION

Lease length: 999 years from 2016

Ground rent: £435 per annum

Ground rent review: January 2031

ADDITIONAL INFORMATION & SERVICES

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

PARKING SPACE

There are not parking spaces available at the development.

