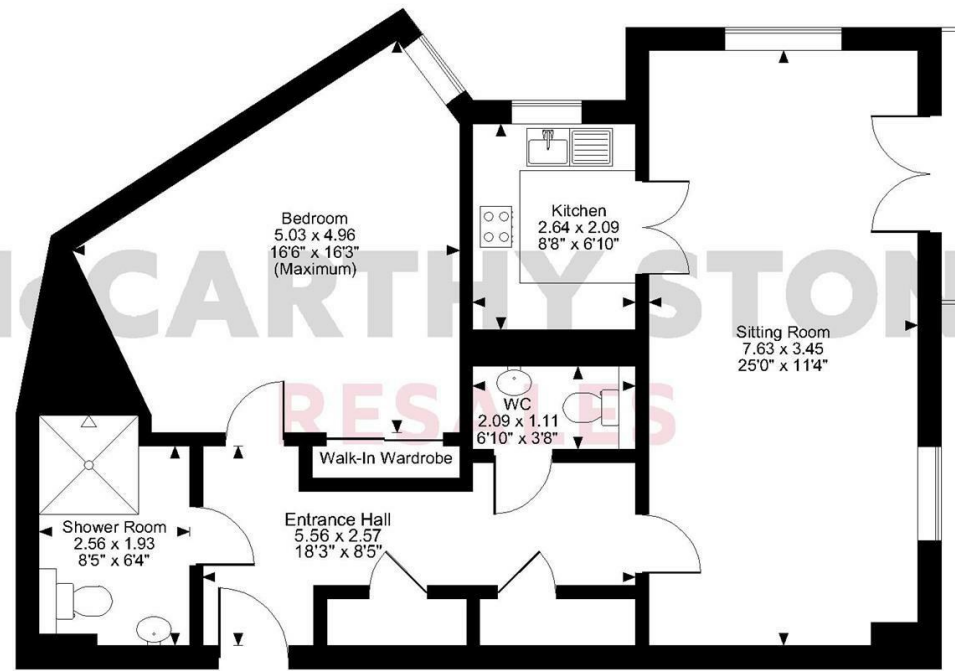
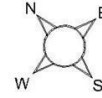


River View Court, Wilford Lane, Nottingham
Approximate Gross Internal Area
810 Sq Ft/75 Sq M



Second 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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COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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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**McCARTHY STONE
RESALES**

**52 RIVER VIEW COURT
WILFORD LANE, NOTTINGHAM, NG2 7TA**



Second floor retirement apartment with a JULIET BALCONY.

The development offers EXCELLENT COMMUNAL FACILITIES including a roof terrace, gardens, library, dining room, function room and communal lounge where SOCIAL EVENTS take place. The service charge includes ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

ASKING PRICE £230,000 LEASEHOLD

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

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WILFORD LANE, WEST BRIDGFORD, NOTTINGHAM

RIVER VIEW COURT

As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. There's plenty of space outside your apartment to explore the homeowners' lounge and the beautiful gardens with stunning views over the River Trent, for whenever you feel like company, day or evening. A great place to meet up with friends or join in any activities organised by homeowners and the Estate Management team. There's a library, providing a lovely space to sit and enjoy a good book and has access to a large roof terrace; perfect for enjoying the morning sun. There's a function room available to hire that is also the perfect space to invite friends and family over for a special celebration.

The service charge includes 1 hour a week domestic assistance and there is the option to purchase extra care packages to suit your personal needs. For further details please speak to your Estate Manager.

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. A supper platter can be prepared for you if you are out for the day, ready for when you get home. 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 the function room. River View Court also benefits from 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 & APARTMENT OVERVIEW

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.

A beautifully presented apartment with a Juliet balcony leading from the living room and a full height window in the bedroom, allowing the natural light to flood in.

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 cloakroom and two walk-in storage cupboards one of which houses controls for the underfloor heating and hot water boiler. 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, bedroom and bathroom.

LIVING ROOM

A bright and spacious lounge which has ample space for a dining table and benefits from a Juliet balcony. The room has TV and telephone points, Sky Q 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, tiled floor, down lighting, ventilation system.

1 BED | £230,000

BEDROOM

Double bedroom with full height window allowing plenty of natural light. Door to the built in floor to ceiling sliding mirrored wardrobe housing hanging rails and shelving. TV and telephone points, Sky Q connection point, fitted carpets and raised electric power sockets.

WET ROOM

Fully fitted wet room style with 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. Slip resistant flooring.

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 end 30/06/2025).

GROUND RENT

Annual charge £435 reviewed 01/2031

LEASE INFORMATION

999 years from 2016

ADDITIONAL INFORMATION & SERVICES

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

