



Flat 14, River View Court, Wilford Lane,  
West Bridgford, NG2 7TA

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\*\* GROUND FLOOR APARTMENT IN A POPULAR MCCARTHY  
STONE RETIREMENT DEVELOPMENT \*\*

\*\*\*\* GUIDE PRICE £215,000 - £225,000 \*\*\*\*

This McCarthy Stone apartment occupies a ground floor position in a popular warden aided retirement development.

Benefiting from a security entry system, electric heating, and with a balcony over looking Wilford Lane, the property is situated in the sought after South Nottinghamshire suburb of West Bridgford, within easy reach of excellent local facilities including shops, restaurants, parks, and sporting venues.

Transport networks by road and tram, provide access to Nottingham city centre.

Viewing is essential.

**Guide Price £215,000**





## ACCOMMODATION

The private entrance door opens into the entrance hall, which has two useful storage cupboards.

From the entrance hall, there is access to all of the rooms with the exception of the kitchen.

The accommodation includes a shower room, fitted with a modern four piece suite including a walk in shower cubicle, plus a good size bedroom boasting a range of mirror front wardrobes, a guest cloakroom/wc, and an open plan living/dining room, which has a feature fireplace, along with French doors opening onto the balcony. The fitted kitchen (accessed via double doors from the living/dining room), has a range of wall, drawer and base units, with an integrated oven, hob and dishwasher.

Exclusively for the over 70s, development of 58 Assisted Living apartments which enables you to carry on living independently in a home you own, helped by on-site flexible domestic support plus the benefit of a table service restaurant for those days you don't want to cook. Be part of a community and socialise with your neighbours in the homeowners' lounge and landscaped gardens, retreat to the reading room with a good book, or soak up the sun on the roof top terrace with views over West Bridgford.

## Leasehold & Charges

We understand that the property is leasehold, with 124 years of the original 125 year lease remaining.

We are advised that an annual service charge of £8,136.64 (£678.05 per month) is levied.

For further information regarding terms and charges, please contact Thomas James Estate Agents.

## Council Tax Band

Council Tax Band TBC

## Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

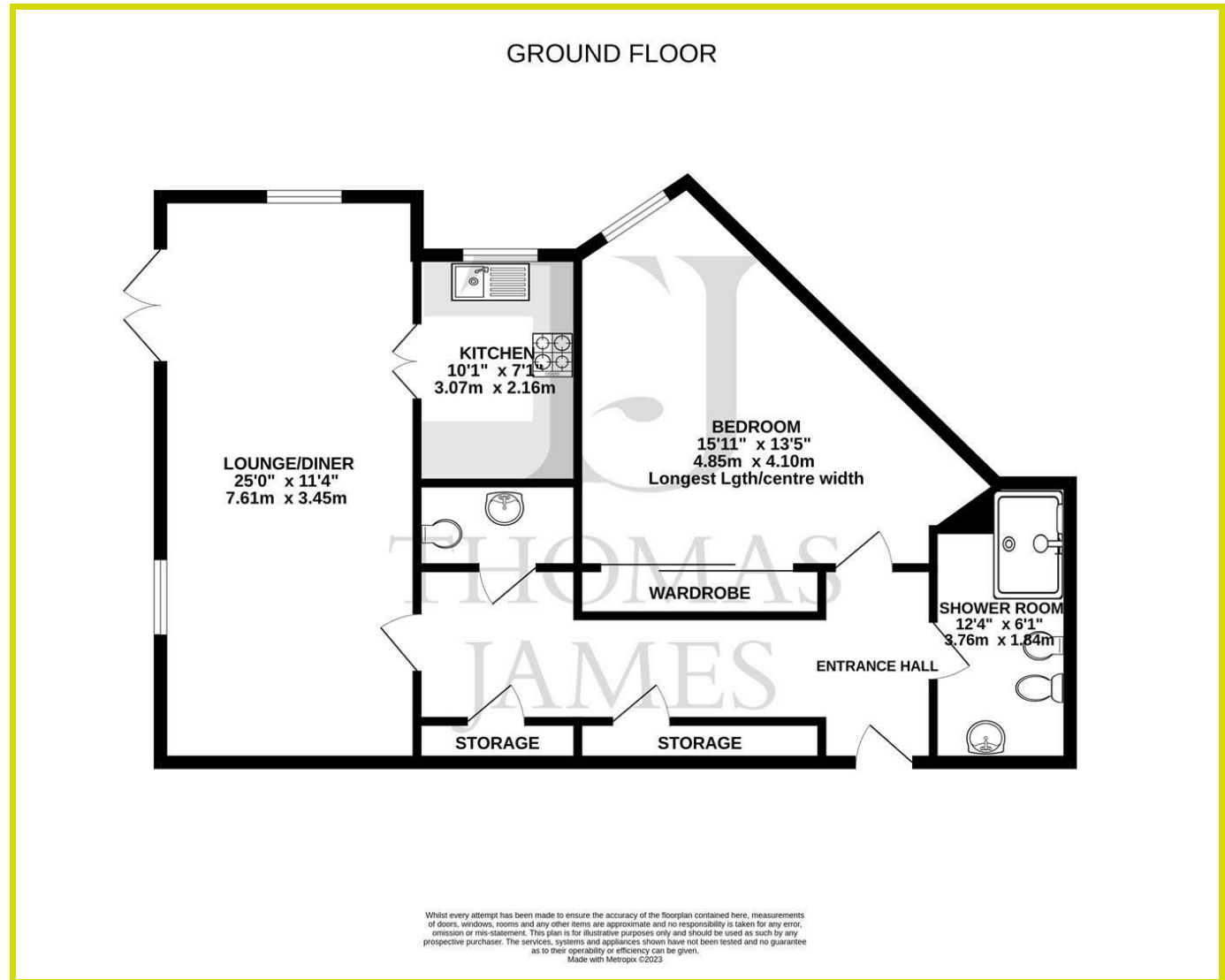
## DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

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			
England & Wales		EU Directive 2002/91/EC	



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