

FOR SALE

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**FLAT 4, HARVARD HOUSE, RIVERMEAD, WILFORD LANE,
WEST BRIDGFORD, NOTTINGHAMSHIRE NG2 7RB**

BY AUCTION £85,000

A new apartment in an old shell... when do you wish to view?

This immaculately presented and recently upgraded ground floor apartment (527 sq.ft. or 48.9 sq.m.) is located a short walk from the facilities on offer within West Bridgford and the Trent Bridge area and offers secure accommodation within a very popular 1970s landmark building and enjoying tranquil and far reaching views across The River Trent. Easy access to Meadow Lane and The City Ground for your local Football and the World renowned Trent Bridge Cricket Ground... all within a short walk. The Victorian Park on the opposite bank was gifted by Nottingham benefactor, Jesse Boot, for the citizens of Nottingham in perpetuity.

The RECENTLY EXTENDED LEASE of the Property (dated for 23rd July 2019) is for a Term of 189 years, commencing 24th June 1975 with an Annual Rent of 1 Peppercorn. This should put this property at the top of the list for anyone considering purchasing at the Rivemead complex. We can confirm that the Annual Service Charge is £1,725.83 per annum (£143.82 per month) which covers the cleaning and maintenance of all communal areas, the servicing of the lifts throughout the property and for the general Building Insurance. An Annual Reserve Fund payment of £1,450 is to be made in 2024.

Following a major scheme of upgrading throughout, including NEW windows, NEW kitchen, NEW shower room, NEW central heating and boiler, NEW carpets and floor coverings... entry to the property is gained via a communal front door and hallway with modern intercom system and a lift to the floor above. The apartment enjoys its own private Balcony at the rear of the block overlooking the River Trent that is accessed from both the Dining Lounge and the Bedroom. There are monitored parking spaces for the residents as well as the very useful on site Rivermead Convenience Store. A secure bike storage is provided for those who enjoy pedal power.

The accommodation is based around the lengthy entrance hall with storage cupboards. The separate dining lounge with its windows overlooking the River Trent... and new kitchen and recently upgraded shower room ensure a 'walk in, put your furniture down and do nothing' lifestyle... with a separate bedroom enjoying the same Balcony as the lounge.

The area boasts excellent local amenities including supermarkets, public houses, restaurants and excellent transport links with plenty of buses passing nearby as well as the A52, A60, the Nottingham Train Station.

A new apartment in an old shell... NOW when do you wish to view?

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This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

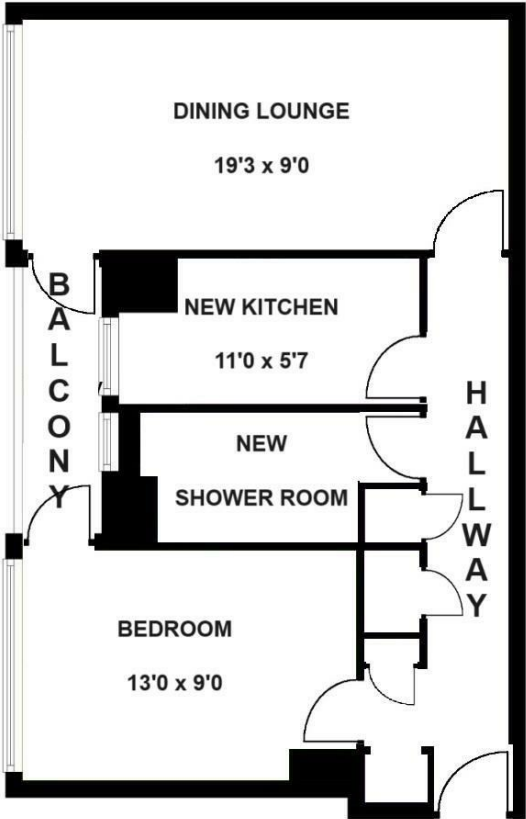
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

https://www.rightmove.co.uk/properties/150875558#/?channel=RES_BUY



Floor plan is for illustrative purposes only
527 sq.ft. (48.9 sq.m.)



VIEW FROM THE FIRST FLOOR LANDING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Steps lead up to the secure entrance door of Harvard House. An intercom system allows the owner remote release of the entrance door for visitors.

COMMUNAL HALLWAY

with stairs rising to the other floors and double doors into the hallway, again, with lift to the other floors. A private entrance door into the

HALLWAY

with parquet effect flooring, security phone entry system, meter, storage and airing cupboards.





DINING LOUNGE

19'3 x 9'0 (5.87m x 2.74m)

with a central heating radiator and a double glazed window with fabulous views overlooking the River Trent. A double glazed door enables access to the private balcony area, which is also accessible from the Bedroom.

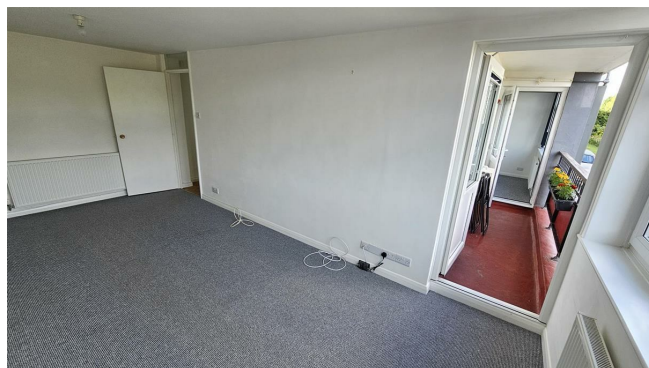
RECENTLY UPGRADED KITCHEN

11'0 x 5'7 (3.35m x 1.70m)

recently installed with a modern range of white wall, base and drawer units, with tiled splashbacks, sink unit with drainer and a mixer tap, plumbing for automatic washing machine, Indesit electric oven, Belling induction hob and extractor above, space for a fridge freezer, wood effect flooring, recessed lighting and a central heating radiator. Open views across the River Trent and Victorian Park.



VIEW FROM THE LOUNGE WINDOWS



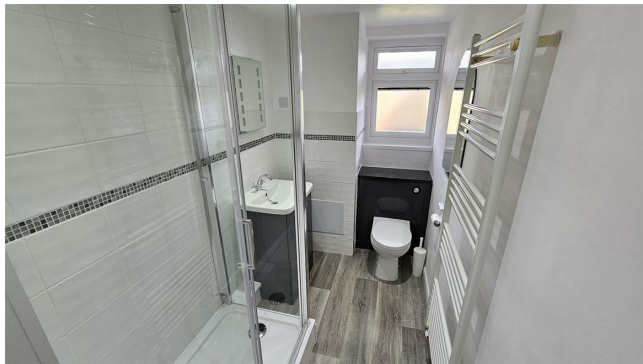


BEDROOM

13'0 x 9'0 (3.96m x 2.74m)

with a central heating radiator and a double glazed window with fabulous views overlooking the River Trent. A double glazed door enables access to the private balcony area, which is also accessible from the Lounge.



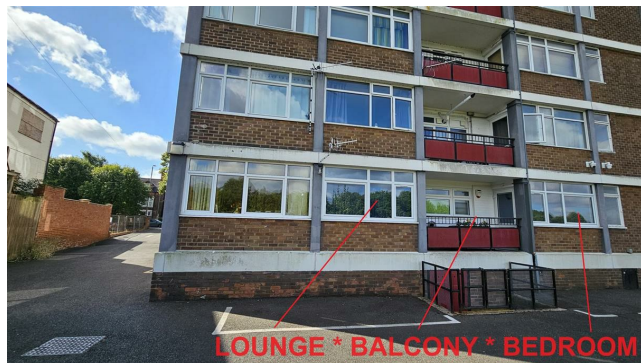


RECENTLY UPGRADED SHOWER ROOM

with a contemporary suite comprising a shower enclosure, wash hand basin with double cupboard under and a low flush W.C. with concealed cistern, complementary colours and finish. Obscure double glazed window. Central heating towel radiator and illuminated mirror. Wood effect flooring.



VIEW FROM THE FIRST FLOOR LANDING



OUTSIDE - FRONT

Outside, there are maintained communal gardens and communal resident parking on a first come, first served basis. There is underground parking which is subject to a rental agreement and availability as well as a secure bike store. From the communal gardens is a private access to the River Trent. There is an on-site convenience store with further facilities available within West Bridgford.

OUTSIDE - REAR

Position, setting and view... this one has the lot!



VIEW ACROSS THE RIVER TRENT FROM THE TOP FLOOR LANDING

- FEATURING THE LIGHTS OF MEADOW LANE, THE CITY GROUND & THE

WORLD RENOWNED TRENT BRIDGE CRICKET GROUND