

FOR SALE

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**78 PRINCETON HOUSE, RIVERMEAD, WILFORD LANE,
WEST BRIDGFORD, NOTTINGHAMSHIRE NG2 7RF**

£99,950

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

This immaculately presented and recently upgraded 6th floor Penthouse apartment (570 sq.ft. or 53 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 West Bridgford. 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 19th December 2014) 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 £2,083 per annum (£173.58 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 £1,750 is to be made in 2025 to enable necessary maintenance of the Building.

Entry to the property is gained via a communal front door and hallway with modern intercom system and a lift to the floors above. The apartment enjoys its own Balcony area that is accessed from both the Dining Lounge and the Bedroom and overlooks the Roof Tops of West Bridgford to the South. There are monitored parking spaces for the residents as well as the very useful on site Rivermead Convenience Store and a secure underground parking space which is available by agreement for only £12 per annum. A secure bike storage is provided for those who enjoy pedal power.

THE PROPERTY IS BEING OFFERED WITH THE BENEFIT OF 'NO CHAIN' TO ENSURE A SPEEDY PURCHASE.

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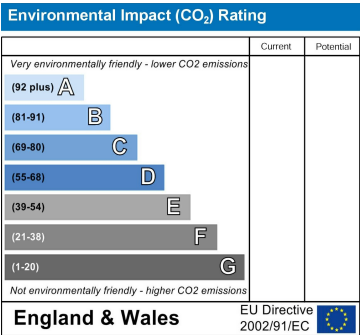
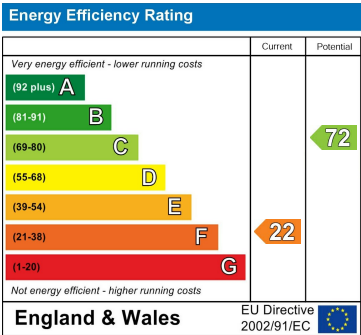


A penthouse apartment with far-reaching views across the rooves and skyline of West Bridgford... when do you wish to view?

The separate dining lounge with its windows overlooking West Bridgford... and the 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 and fabulous views as the lounge.

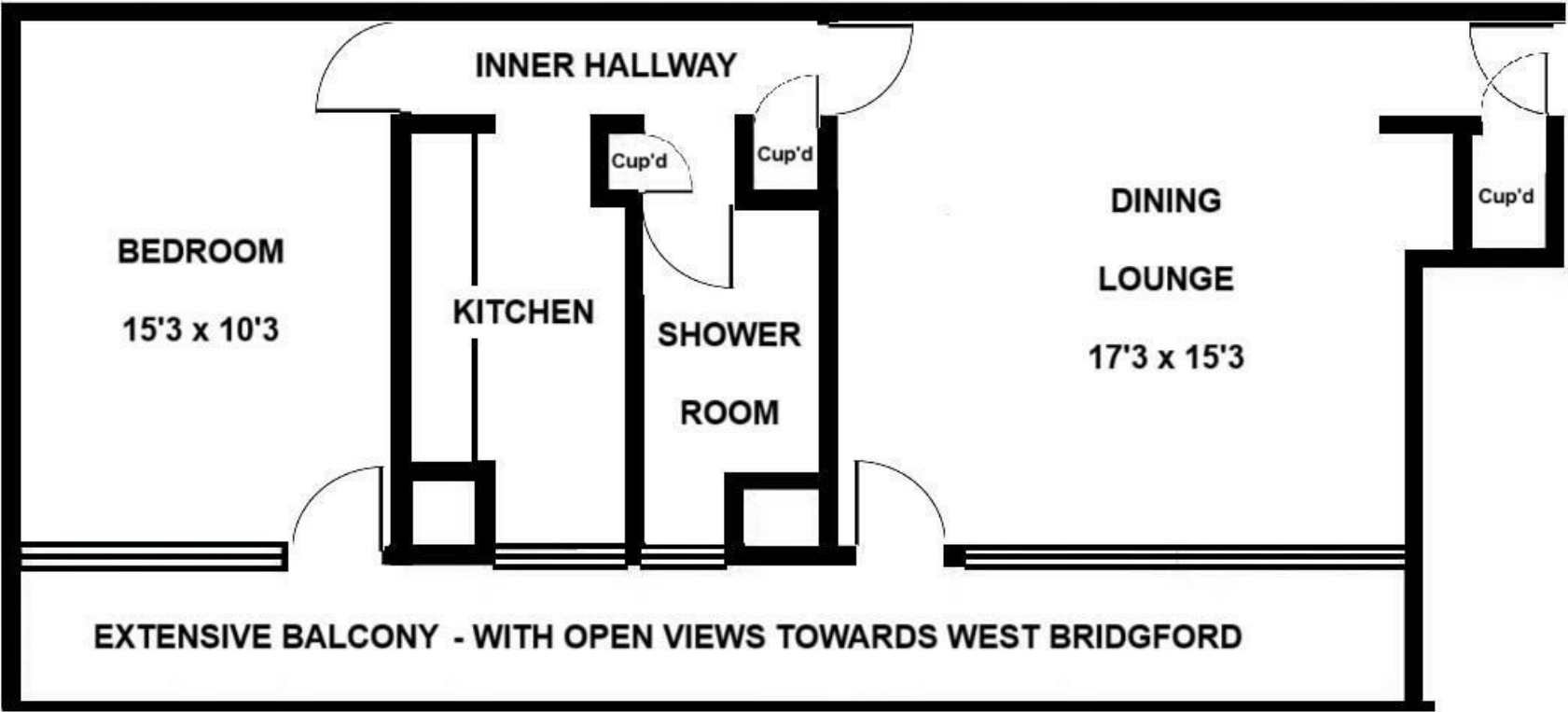
The area boasts excellent local amenities including supermarkets, public houses, restaurants and excellent transport links with plenty of buses passing nearby as well as the A52, A60, and the Nottingham Train Station.

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



Council Tax Band

A



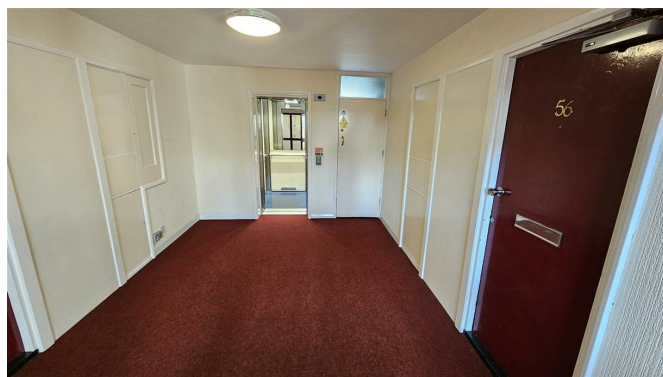
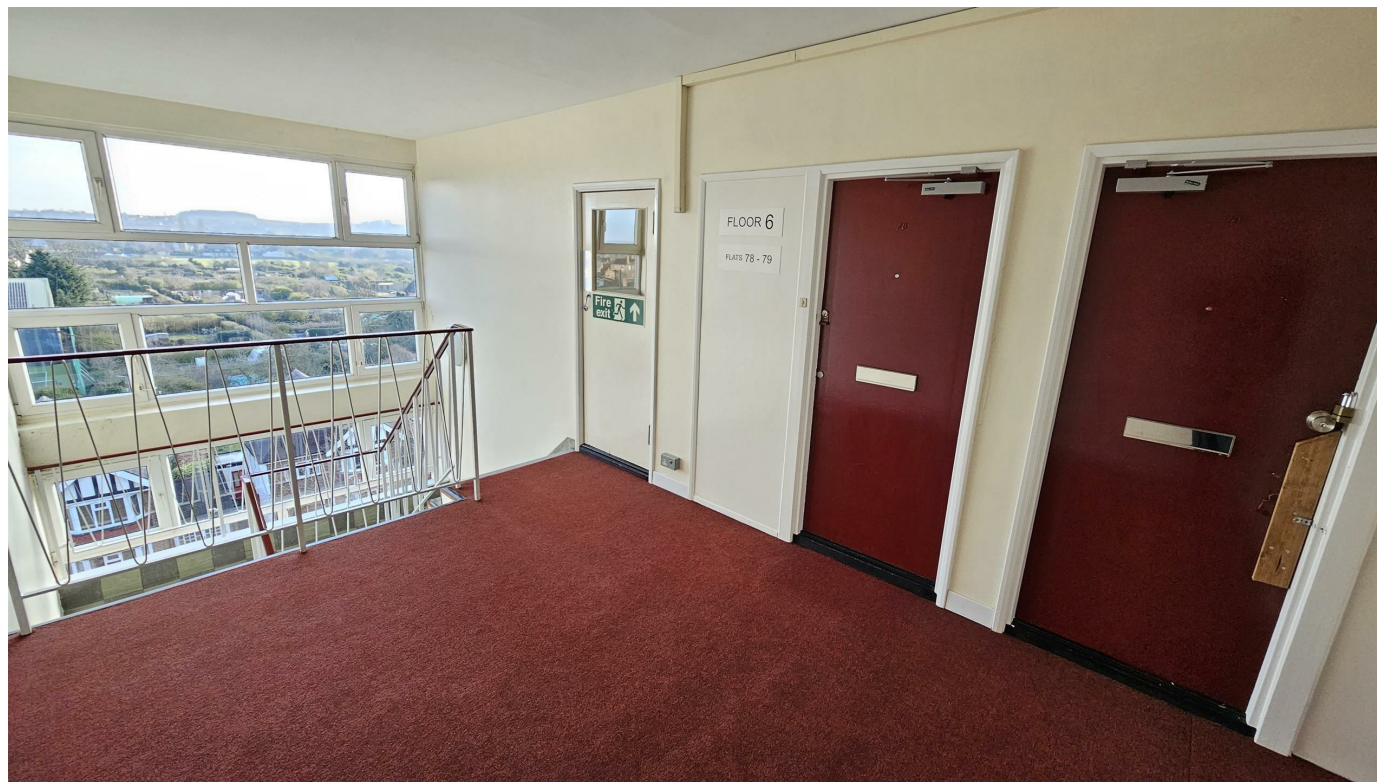
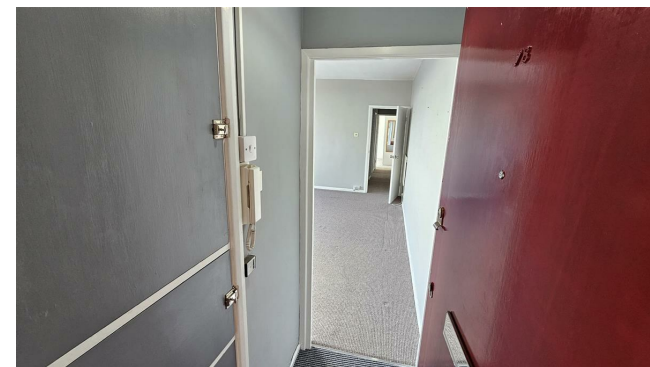
NOT TO SCALE - FOR ILLUSTRATION ONLY



Steps lead up to the secure entrance door of Princeton 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 a lift to the other floors. Please take the lift to the 5th floor and double doors then lead you to the staircase to the Penthouse Apartments, from which a private entrance door leads into the...





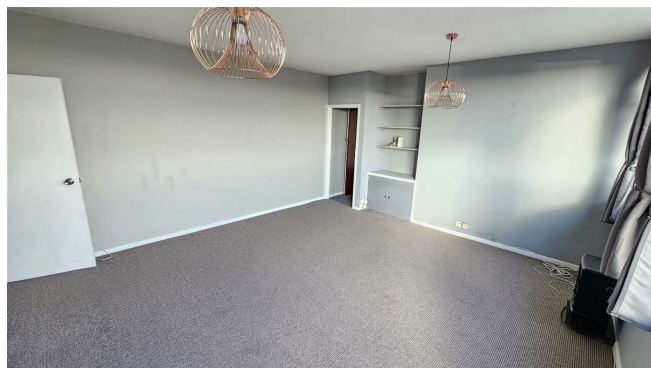
HALLWAY

With a security phone entry system, meter, storage and airing cupboards.

DINING LOUNGE

17'3 x 15'3 (5.26m x 4.65m)

With a double glazed window with fabulous and extensive views overlooking the south across West Bridgford. A double glazed door enables access to the private balcony area, which is also accessible from the Bedroom. There is a fire door from the balcony that leads into the communal landing area.



INNER HALLWAY

UPGRADED KITCHEN

11'6 x 6'0 (3.51m x 1.83m)

Considerably upgraded with a modern range of wall, base and drawer units, with tiled splashbacks, sink unit with drainer and a mixer tap, plumbing for automatic washing machine, electric hob with electric oven under, dishwasher, fridge freezer, tiled effect flooring. Open views to the south across the roof tops of West Bridgford.

RECENTLY UPGRADED SHOWER ROOM

10'0 x 5'0 (3.05m x 1.52m)

The shower room is fitted with a low level dual flush W.C, a wall-mounted wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, tiled flooring, a chrome heated towel rail, and a UPVC double-glazed obscure window.





BEDROOM

15'2 x 10'3 (4.62m x 3.12m)

With a double glazed window with fabulous and extensive views overlooking the south across West Bridgford. A double glazed door enables access to the private balcony area, which is also accessible from the Dining Lounge. There is a fire door from the balcony that leads into the communal landing area.





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 of £12 per annum as well as a secure bike store. From the communal gardens is a private access to the River Trent as well as a private garden area that is purely for the penthouse apartments. 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... with views to the south across the rooftops of Victorian West Bridgford and with access and views of the Embankment of the River Trent from pathways at the rear. A wonderful haven...

