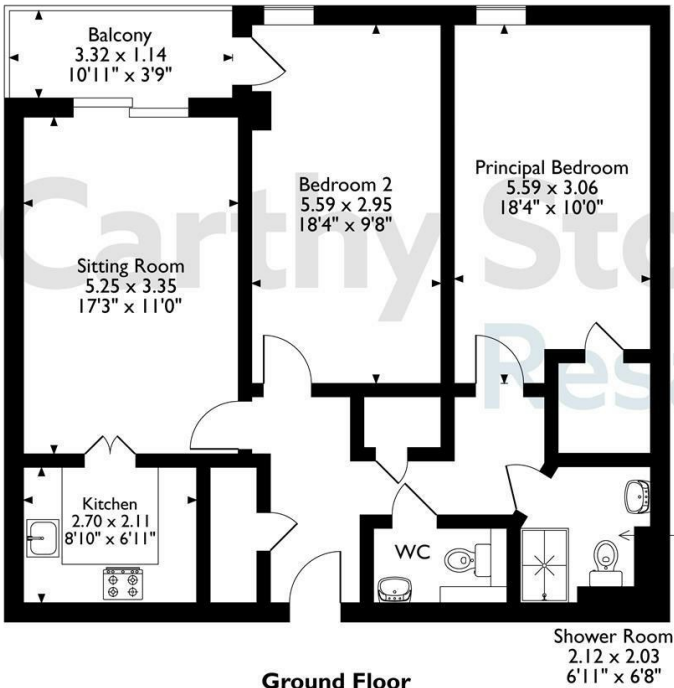
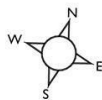


River View Court, Flat 2, 12-20, Wilford Lane, Nottingham, Nottinghamshire  
Approximate Gross Internal Area  
83 Sq M/893 Sq Ft



Council Tax Band: C



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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 2 River View Court

Wilford Lane, Nottingham, NG2 7TA



**Asking price £445,000 Leasehold**

SUPERB ground floor retirement apartment. The WALK-OUT BALCONY boasting STUNNING VIEWS UP AND ACROSS THE RIVER, perfect for enjoying the EVENING SUN. TWO DOUBLE BEDROOMS, shower room and guest cloakroom completes this fabulous apartment. ALLOCATED CAR PARKING SPACE. The development offers EXCELLENT COMMUNAL FACILITIES including on site restaurant, library, roof top terrace, function room and communal lounge where SOCIAL EVENTS take place.

**Call us on 0345 556 4104 to find out more.**



# Wilford Lane, West Bridgford. River Facing Apartment

### River View Court

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 minimize 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, library, roof top terrace and 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 function room 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.

### Apartment Overview

We are delighted to offer this superb ground floor retirement apartment offering plenty of natural light. This west facing apartment with access from both the living room and bedroom two to the balcony with stunning views in both directions across the River Trent and Victoria Park beyond, perfect for watching the

stunning sunsets.

The apartment further benefits from a bright and airy lounge, modern kitchen comes complete with built in appliances. Two double bedrooms with full height windows looking out over the river, contemporary shower room and separate cloakroom completes this beautiful apartment. The apartment comes complete with an allocated car parking space in the private car park.

### Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system is situated in the hall. From the hallway there is a walk-in storage/airing cupboard with al boiler and a further large storage cupboard. Illuminated light switches, ceiling spotlights, smoke detector, apartment security door entry system with intercom and emergency pull cord. Doors lead to the lounge, bedrooms, shower room and guest cloakroom.

### Living Room

A bright and spacious living room benefitting from sliding double glazed door leading onto the covered balcony with spotlights and room for a small table and chairs enjoying stunning views in both directions over the River Trent. TV and telephone points, Sky/Sky+ connection point, two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

### Kitchen

Fitted with a range of white 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 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.

### Principle Bedroom

Spacious bedroom with a full height, double glazed window enjoying river views. Ceiling light, TV, phone point, fitted carpets, raised electric power sockets. Door to a walk in wardrobe with shelving and hanging rails.

### Bedroom Two

The spacious room would also be perfect for use as a dining room or study. Glazed door leads out to the walk-out balcony providing plenty of room for table and chairs to enjoy the stunning views over the river and Victoria park beyond Ceiling light, TV, phone point, fitted carpets, raised electric power sockets.

### Shower Room

Fully fitted suite with electric shower and curtain. high level toilet, vanity unit with wash basin and cupboards beneath and fitted

## 2 bed | £445,000

illuminated mirror over. Part tiling to walls, wall mounted chrome towel radiator, ventilation system, shaving point and down lighting. Slip resistant flooring.

### Guest Cloakroom

Half tiled cloakroom with high level WC, hand basin with illuminated mirror over. Heated towel rail, storage cabinet ceiling light, tiled floor.

### Service Charge

- 1hr Domestic assistance
- On-site Estate Manager and team 24/7
- Subsidised on-site Bistro
- Water rates for communal areas and apartments
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- 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, to find out more about service charges please contact your Property Consultant or Estate Manager.

The Annual service charge is £12,613.36 for the financial year ending 30/6/2026.

### Lease Information

Lease: 999 years from 1st Jan 2016

Ground rent: £510 per annum

Ground rent review: 1st Jan 2031

### Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Fibre to the Cabinet and Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

