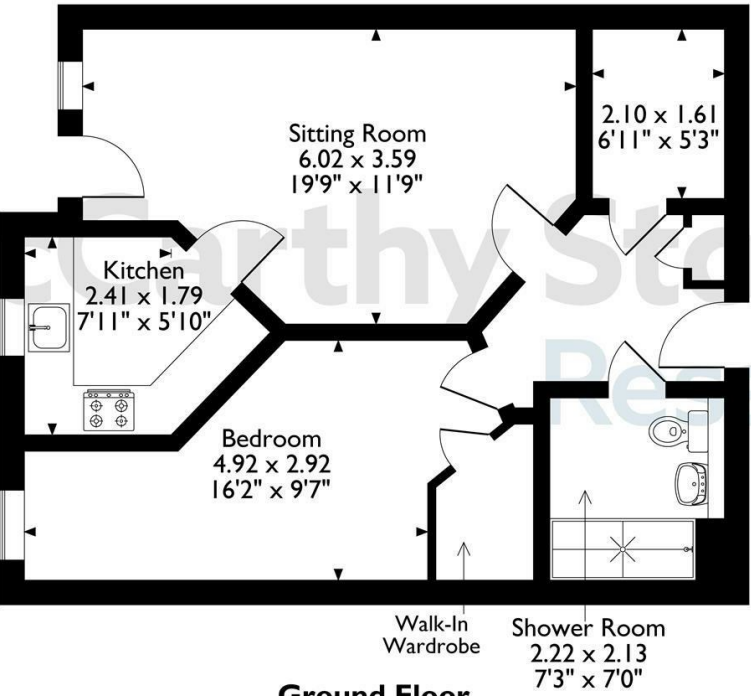


Century Court, Flat 6, 1, Wilford Lane, Nottingham, Nottinghamshire
Approximate Gross Internal Area
56 Sq M/603 Sq Ft



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	85	85
(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	

6 Century Court

Wilford Lane, Nottingham, NG2 7TU



Asking price £225,000 Leasehold

Beautifully presented GROUND FLOOR, one bedroom apartment with access to a PATIO AREA. Modern kitchen with BUILT IN APPLIANCES, double bedroom with WALK-IN WARDROBE and a CONTEMPORARY SHOWER ROOM completes this wonderful apartment.

Call us on 0345 556 4104 to find out more.

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.



Wilford Lane, West Bridgford, Nottingham

1 bed | £225,000

Century Court

Century Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 36 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in both bathrooms and hallway. Our apartments are fitted with a door entry system linked to your TV, so you can see who's there before letting anyone in. Other safety features include a intruder alarm, smoke detector and a 24 hour emergency call system operated via a pull cord. The Homeowners Lounge is great for meeting friends and family, as well as playing host to a number of social events. There is also a Guest Suite so if your friends/family have travelled from afar they can extend their stay by stopping over in this self-catered apartment (usually for a fee of around £25 per night-subject to availability).

Local Area

Situated on Wilford Lane and Loughborough Road, Century Court is in close proximity to the thriving town centre of West Bridgford, with its ever-popular cafe culture. You will find a wide variety of shops nearby, from larger stores like Marks & Spencer and The Co-Operative, through to smaller, individual boutiques. West Bridgford is close to the beautiful scenery of the River Trent and Victoria Embankment. Buses operate regularly in the area, connecting homeowners to a variety of local amenities.

Entrance Hall

Front door with spy hole opens to the hallway. A door to walk in storage cupboard housing a plumbed in washer/dryer and shelving. Ceiling light and power point. Other doors leading to Lounge, bedroom and shower room. Underfloor heating runs throughout the apartment.



Lounge

Bright and spacious lounge with a double glazed door leading to a patio area. The lounge has ample room for dining. Electric fire with surround provides a great focal point. TV point with sky connectivity (subject to subscription cost). Telephone point, raised height power points and two ceiling lights. Underfloor heating with wall mounted thermostatic control.

Kitchen

Modern fitted kitchen with a range of base and eye level units and drawers with a roll top work surface. Integrated fridge/freezer, mid-height oven with space above for a microwave and separate ceramic hob with stainless steel cooker hood and splash back. Stainless steel sink with mixer tap and drainer sits beneath a double glazed window. Integrated fridge/freezer. Tiled floor with underfloor heating.

Bedroom

Generous bedroom with double glazed window. Walk in wardrobe providing hanging rails and shelving. TV and telephone point, raised height power points and ceiling light. Underfloor heating.

Shower Room

Fully tiled suite comprising with a level access double shower (full width of room) with glass sliding door and support rail. Low level WC, wash hand basin with mirror above. Heated towel rail. Extractor fan.

Service Charge

- Onsite visiting house manager
- 24-hour emergency call system
- Water rates for communal areas and apartments
- Cleaning of communal windows
- 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, to find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £2, 953.28 for financial year ending 30/06/2026

Lease Information

Lease length- 999 years from 2016
Ground rent- £425 per annum
Ground rent review: Jan 2031

Moving Made Easy & Additional Services

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

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

