

APARTMENT 30

32 WILFORD LANE WEST BRIDGFORD
NOTTINGHAM NG2 7ZZ



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



APARTMENT 30, 32 WILFORD LANE

A stunning 'as new' contemporary third floor apartment of a high calibre with lift access offering a beautifully presented interior with two double ensuite bedrooms, complementing a stylish open plan main living area.

In our opinion the signature feature of the apartment is the remarkable open plan living - dining- fully equipped kitchen arrangement. The living area connects to a balcony/al fresco seating area to fully enjoy the benefits of the unspoilt aspects over the River Trent, with Victoria Embankment on the far bank in the near distance. Each bedroom in the well-considered internal plan is served by a private luxury ensuite and separate dressing room/walk in wardrobe. For the boating enthusiast the apartment benefits from mooring rights.

This conveniently situated apartment is within walking distance of wonderful West Bridgford and Wilford amenities. Very close by there is the thriving West Bridgford tennis Club, home to the County Closed tennis championships, and an active social club. With direct access into Nottingham city centre, Nottingham University campus, and Queen's Medical Centre the apartment is well connected and the A453 provides direct access to the M1 motorway at Kegworth, East Midlands Parkway offering a daily rail link into London St. Pancras station and East Midlands airport.

WEST BRIDGFORD & WILFORD

West Bridgford is a first-class residential area on the southern edge of Nottingham and the popularity and convenience of the area is well recognised with easy access to the tram system from Wilford into the City, walking access to Central Avenue in West Bridgford, a focal point for social life with a range of bars, shops, cafes and restaurants, Notts County and Nottingham Forest football stadiums, and Trent Bridge cricket ground.

PRICE GUIDE: £410,000



Ground Floor Common Entrance Hall/Foyer

With central stairway
and lift access to the
third floor.

Entrance doorway
connecting to:

Entrance Hall

Giving an immediate
indication of the stylish
interior design of this
stunning
contemporary
apartment. Fermax
telephone intercom
video entry system.

Cloakroom/WC

High grade NK
Porcelanosa
contemporary suite
comprising a wall
mounted wash hand
basin with chrome
pedestal mixer tap and
low flush wc with
concealed cistern
complemented by grey
porcelain stone wall
tiling. Chrome ladder
towel rail. Recessed
ceiling lighting.

Large Enclosed Walk In Airing Cupboard

Housing a Baxi high-
capacity pressurised
hot water cylinder.
Electric service meter
location.

Stunning Open Plan Contemporary Fitted Kitchen, Living Room and Dining Area

5.70m x 6.55m (18'9" x 21'6")

Creatively designed to provide a stylish
well-appointed open plan living space with
a medial wall recess, and a sliding full
height patio door connected to a glass
balustraded balcony overlooking the River
Trent and Victoria Embankment beyond.

Contemporary Fully Fitted Kitchen

Extensive range of cabinets arranged in an
L-shaped formation with high gloss white
storage cabinets complemented by a resin
bonded stone counter tops – breakfast bar.
Integrated Bosch double oven/grill and a
Bosch induction hob with Elica stainless
steel extraction canopy above. Integrated
Zanussi larder fridge and separate three
tray freezer. Integrated Zanussi automatic
washing machine and Zanussi dishwasher.
1.5 bowl stainless steel sink unit – chrome
pedestal mixer tap. Recessed ceiling
lighting. Open plan to:

Dining Room

Sealed unit double glazed fixed picture
window overlooking the River Trent. Note,
the peninsula kitchen countertop provides
a breakfast bar on the dining side with
room for four stools.

Spacious Main Living Area

A light airy room with a beautiful open
aspect. Recess ceiling lighting.

Continuous wood grade effect flooring
extending through to the entrance hall,
kitchen and dining areas.

Glass Balustraded Balcony

Providing a pleasing alfresco seating area
and an attractive open unspoilt aspect.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

BEDROOM ACCOMMODATION

Front Bedroom One

4.05m x 2.90m (13'3" x 9'6")

Sealed unit double glazed window to front aspect.

Walk In Dressing Room/Wardrobe

2.40m x 1.70m (7'9" x 5'6")

Fitted open shelving.

Luxury En Suite Bathroom

High grade NK Porcelanosa white suite comprising a contemporary washstand with chrome pedestal mixer tap, low flush wc with concealed cistern and a panelled bath with chrome mixer tap and overhead hand shower - fitted glazed splash screen. Shaver point. Chrome ladder towel rail.

Centre Bedroom Two

3.70m x 3.30m (12'0" x 10'9")

Sealed unit double glazed side window.

Walk In Dressing Room/Wardrobe

1.95m x 1.35m (6'3" x 4'6")

Fitted open shelving and hanging rails.

Luxury Shower En Suite

High grade contemporary NK Porcelanosa white suite comprising a contemporary washstand cabinet with fitted chrome mixer tap, low flush wc with concealed cistern and a large corner shower with a chrome thermostatically controlled shower installation and glass enclosure. Shaver point. Chrome ladder towel rail.



OUTSIDE

Parking

There is a dedicated single parking space passing with the sale of the apartment numbered 22 on the exterior parking layout.

Additional guest/visitor parking arrangements.

Mooring Rights

The sale of Apartment 30 passes with the benefit of mooring rights, which is a feature that a small number of the apartments benefit from.

Common Riverside Garden /Relaxation Area

Offering a pleasant and relaxing level grassed area on the riverside, with a seating area and views over the river to Victoria Embankment on the opposite side.

Communal External Waste Collection Compound

GENERAL MATERIAL INFORMATION & FLOORPLANS - *FOR IDENTIFICATION PURPOSES - NOT TO SCALE*



SERVICES

Mains electricity, water and drainage. No mains gas connection. Sealed unit double glazing.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

CENTRAL HEATING

Background electric smart home heating provided by slimline ENER-J individually controlled electric radiators.

ENVIRONMENTAL FLOODING

This Government supplied information informs the flood risk of the land around the property, not the building itself. The risk of flooding is identified as low for rivers and sea and very low for surface water (yearly chance of flooding).

<https://check-long-term-flood-risk.service.gov.uk/postcode>

AVAILABLE BROADBAND

Basic 8 Mbps
Superfast 80 Mbps
Ultrafast 1800 Mbps

AVAILABLE MOBILE COVERAGE

(based on calls indoors)

O2 - ✓ Vodafone - ✓

EE - ✓ Three - ✓

✓ = Good ● = Variable ✗ = Poor

LOCAL AUTHORITY

Council Tax Band D

Rushcliffe Borough Council
Rushcliffe Arena
Rugby Road
West Bridgford
Nottingham NG2 7YG
www.rushcliffe.gov.uk
0115 981 9911

TENURE - LEASEHOLD

We understand the property is leasehold secured on the balance of a 250-year lease commencing 2022.

THE LEASE

A copy of the lease can be made available to interested parties. We understand there is a peppercorn ground rent.

SERVICE CHARGE

There is a service charge currently payable half yearly in the sum of £1,161 payable to Riverside Management Company Limited.

PETS

We understand pets may be allowed by agreement.

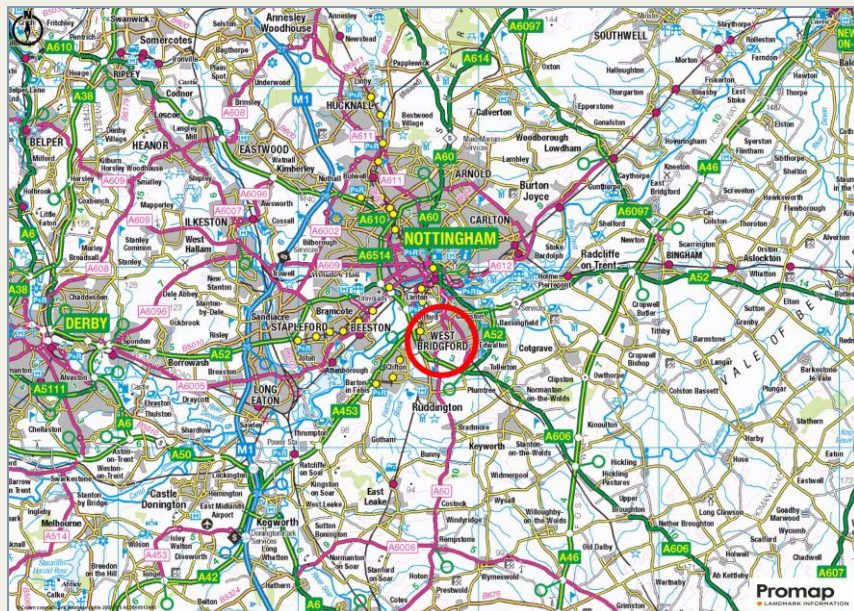
VIEWING ARRANGEMENTS

If you are interested in Apartment 30 and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATING - B

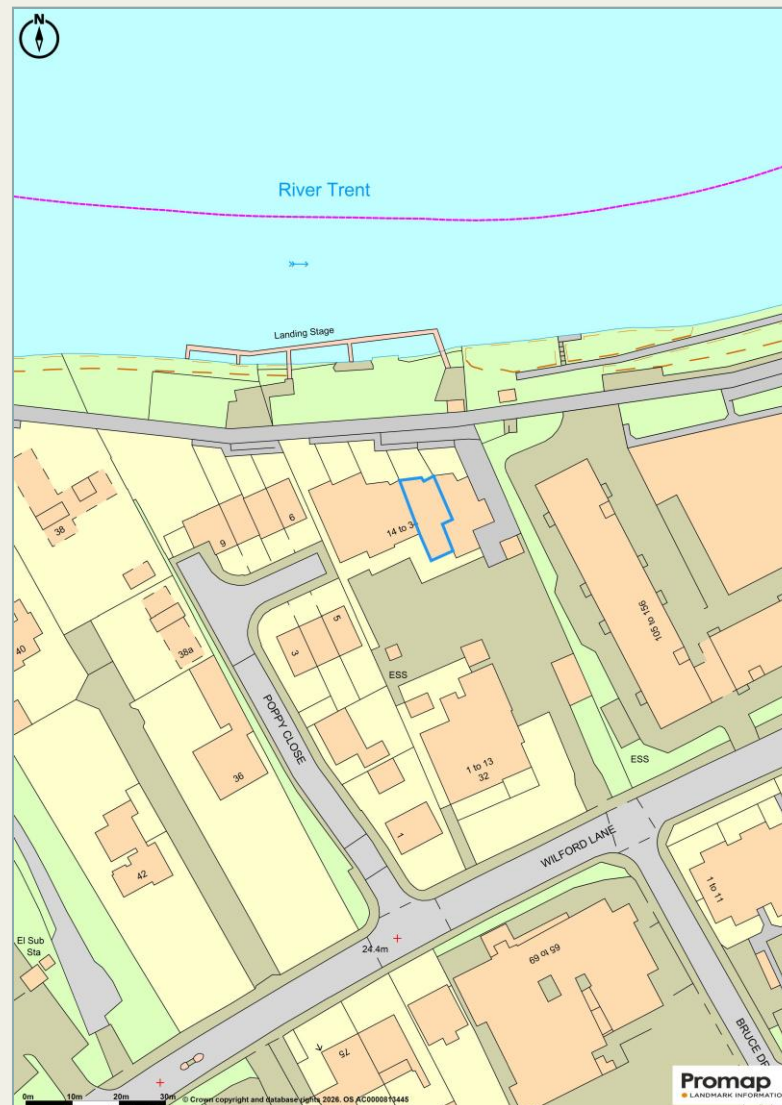
A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
 Ref No: 0194-3904-4302-8872-8204

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

LOCATION PLAN

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