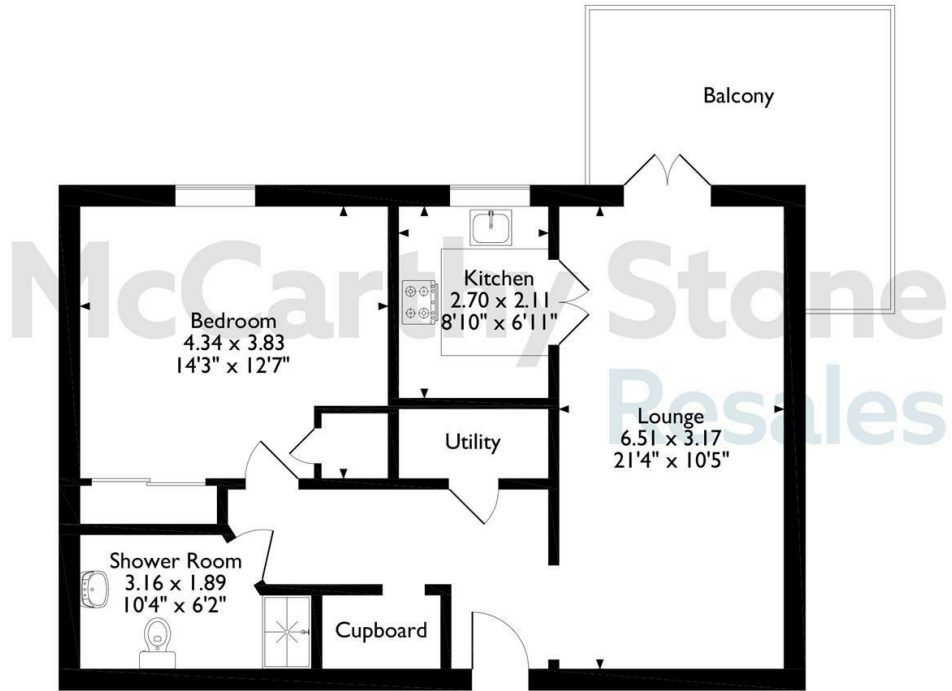
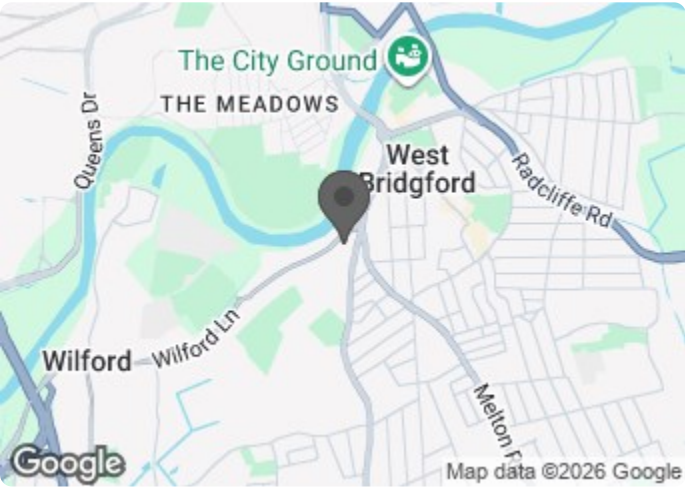


River View Court, Flat 59, 12-20, Wilford Lane, Nottingham, Nottinghamshire
Approximate Gross Internal Area
65 Sq M/700 Sq Ft



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	81	81
(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. 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. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
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59 River View Court

Wilford Lane, Nottingham, NG2 7TA



Asking price £335,000 Leasehold

Fabulous PENTHOUSE APARTMENT in the popular River View Court retirement development for the over 70's. Spacious lounge with access to an impressive WRAP AROUND BALCONY with plenty of space for ENTERTAINING. Modern kitchen with BUILT IN APPLIANCES, double bedroom with FITTED WARDROBES and a CONTEMPORARY shower room completes this wonderful apartment. CAR PARKING SPACE included.

Call us on 0345 556 4104 to find out more.

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Wilford Lane, West Bridgford. Penthouse 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 rarely available penthouse apartment, situated on the third floor. An impressive wrap around balcony is perfect for entertaining. or enjoying your own private space. This penthouse apartment offers a range of unique features:

- It is slightly bigger than an average one bedroom apartment, offering a practical layout.
 - The large decked outside space which cannot be overlooked from the road.
 - Being in the top floor, it benefits from more natural light.
 - The apartment further benefits from a large, high quality shed on the decking area, proving extra storage.
- Further benefits include a bright and airy lounge, with an air conditioning unit. The modern kitchen complete with built in

appliances. A double bedroom with fitted wardrobe and a cavernous walk-in wardrobe and contemporary shower room completes this wonderful apartment. Underfloor heating runs through the apartment with individual thermostats. The apartment has its own car parking space.

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 a Gledhill 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, bedroom and shower room.

Lounge
A bright and spacious lounge benefitting from a double glazed door leading onto the extensive and fully decked balcony which benefits from the sun for most of the day. 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.

Bedroom
Double bedroom with a full height window, allowing plenty of natural light. The layout offers ample space for a dressing table and units. The substantial, mirror fronted wardrobe and a cavernous walk-in wardrobe, providing plenty of storage. Ceiling light, TV, phone point, fitted carpets, raised electric power sockets. Fitted, mirror fronted wardrobes.

Shower Room
Fully fitted suite with shower and curtain. High level toilet, vanity unit with wash basin and cupboards beneath and fitted illuminated mirror over. Part tiling to walls, wall mounted chrome towel radiator, ventilation system, shaving point and down lighting. Slip resistant flooring.

Car Parking
The apartment comes complete with a parking space within the private car park.

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

1 Bed | £335,000

- 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.
Annual service charge £9,526.08 for financial year ending 30/6/2027.

Lease Information
Lease: 999 years from 1st Jan 2016
Ground rent: £425 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 WEB PAGE 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

