

Rivermead Wilford Lane

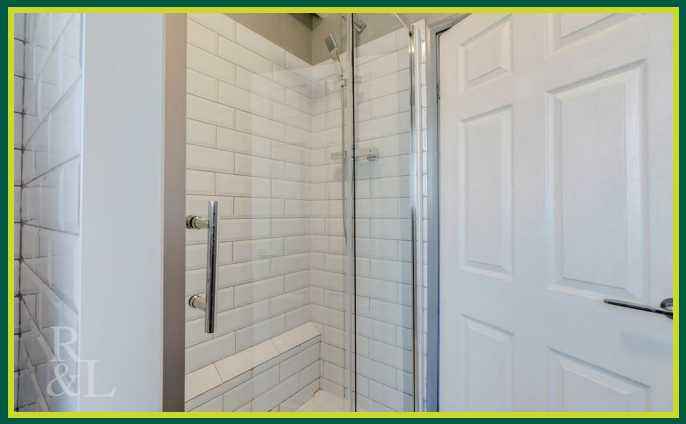
West Bridgford | NG2 7RB | OFFERS OVER £150,000

ROYSTON & LUND

- ROYSTON & LUND PROUDLY PRESENT
- **NO UPPER CHAIN**
- Balcony Views
- Off Street Parking
- EPC Rating - E
- **EXCELLENT LOCATION**
- **OFFERS OVER £145,000**
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- Council Tax Band - A

















** OFFERS OVER £145,000 **

EXCELLENT LOCATION

A TWO bedroom top floor apartment in the Harvard House building with amazing views over the River Trent being sold in good condition, Situated close to West Bridgford Town Centre.

The property briefly comprises an entrance hallway, three bedrooms with two having access to the south facing balcony and two double bedrooms having built in storage. There is a bathroom with separate WC, a modern kitchen and the lounge has spanning views over the River Trent.

The following leasehold information has been provided by the vendor:

The lease term is has recently been extended.
Lease Term: Extended lease 189 Years
Years remaining: 140 Years
Lease Commencement Date: 24th June 1975
Ground Rent: £150 Per Annum
Service Charge: £5708.76 p.a. (includes reserve fund)

Disclaimer:
All costs of a major nature are taken from the reserve fund, and there are several projects that the management company are undertaking in the coming years as below:

- Concrete repair works to all 3 blocks
- Lift replacement (6) – doing one lift a year from 2026
- Fire Risk Assessment works – These contain fire stopping and compartmentation to all areas noted within the compartmentation survey
- Intercom upgrades to all blocks

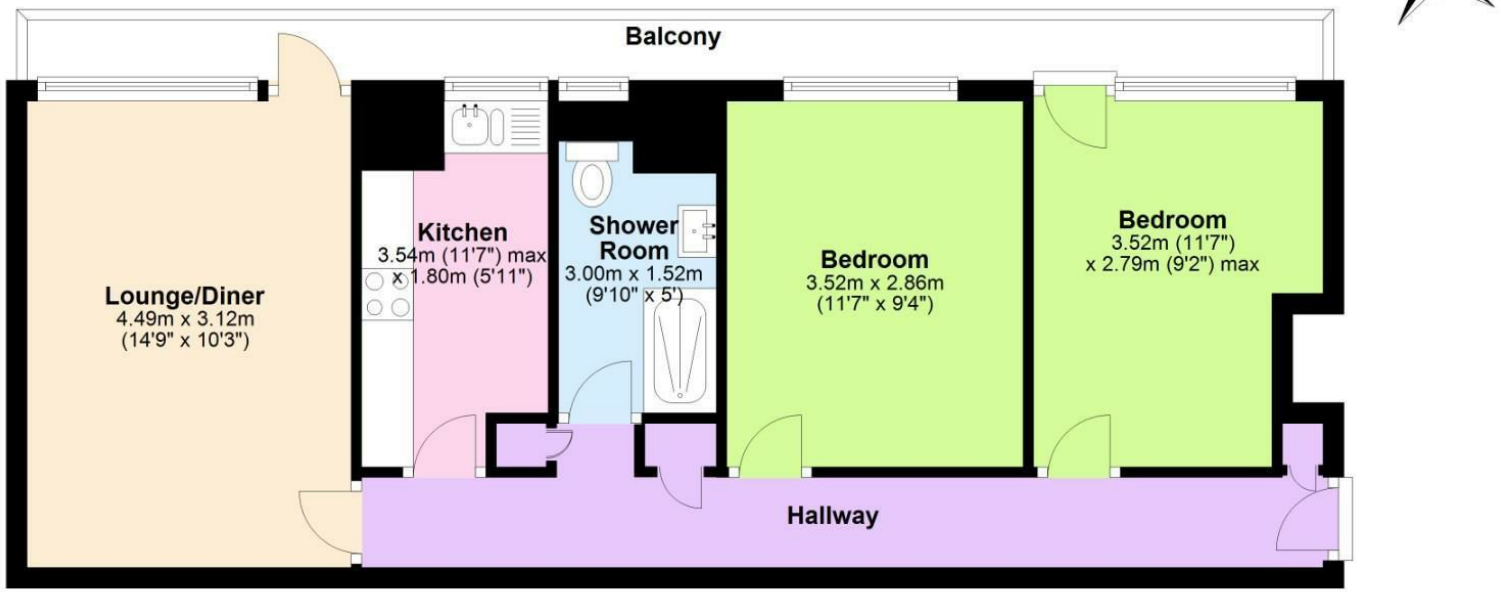
It is standard practise to understand the indicative costs when carrying out any of the projects listed above, however the management company can not commit to firm costings until the second stage of consultation under section 20 of the landlord and tenant act 1985 as this letter gives a breakdown of the exact costs of the a project.

Note: The year end accounts for 2025 are audited within the first 6 months of the year end therefore they may or may not be a balancing charge applied to the account due to an overspend for that service charge year, similarly if there is an underspend a credit is applied to the leaseholders service charge accounts.

Please contact Royston & Lund for further information.

Sixth Floor

Approx. 55.4 sq. metres (595.8 sq. feet)



Total area: approx. 55.4 sq. metres (595.8 sq. feet)

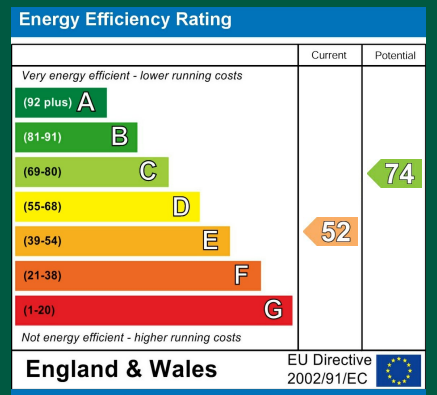
Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

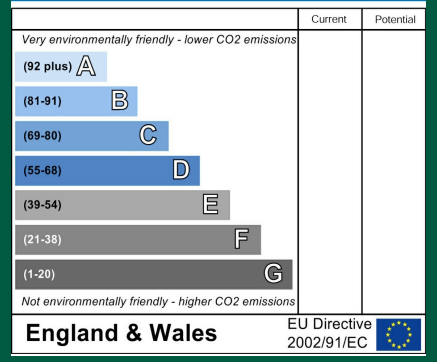
The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND