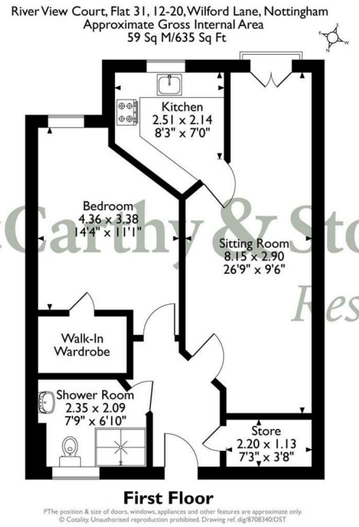
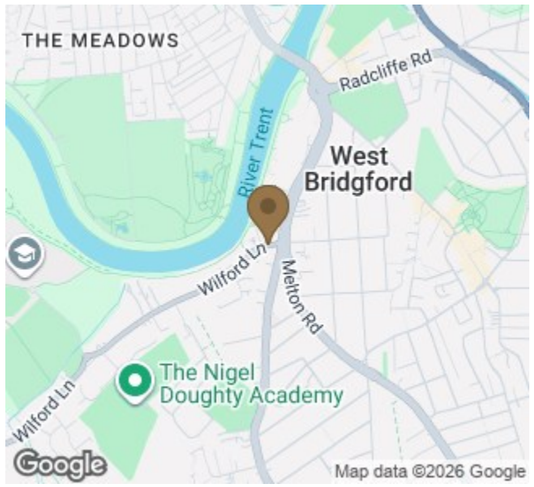
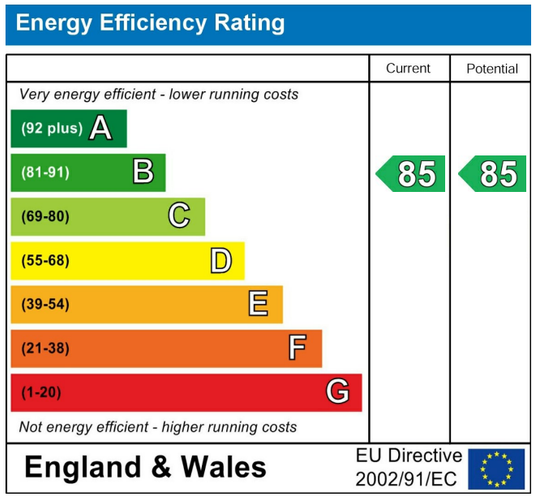
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







31 River View Court

Wilford Lane, Nottingham, NG2 7TA

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 31 River View Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £210,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Sunny South East facing spect
- Spacious living room with a Juliet balcony
- Modern kitchen with built in appliances
- Double bedroom with a walk in wardrobe
- Contemporary wet room
- Bistro restaurant on-site
- Communal lounge & terrace enjoying views across the River Trent
- 24/7 onsite support
- Weekly domestic support included
- Flexible care & support available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

31 River View Court, Nottingham

1 | 1 | Asking price £210,000

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.
As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. River View Court offers a fantastic range of areas to socialise or sit and take in the stunning views. The communal lounge over looks the river with access to gardens and a terraced area, perfect for the warmer days. There is a library where you can sit and enjoy a good book and a coffee, a roof terrace and plenty of other areas dotted throughout the development to watch the world go by. The function room is available to hire, perfect for a family gathering or 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.
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.

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.

Local Area
River View Court enjoys prime location in West Bridgford, just south of Nottingham. West Bridgford's proximity doesn't compromise its charm and offers a range of shops and bars. M&S, Iceland, Tesco Express are within easy reach as well as Opticians, Pharmacy and Bakery. Across the river you can enjoy a lovely stroll around Victoria Park and take in the beautiful views whilst enjoying a bite to eat at the Coffee shop.
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
This bright and spacious one-bedroom apartment is situated on the first floor, enjoying a south-east-facing aspect with an outlook towards Wilford Lane.
The generous lounge offers ample space for both comfortable seating and a dining table and chairs. A Juliet balcony allows plenty of natural light into the room, creating an inviting space to relax or entertain.
A door from the lounge leads into the beautifully appointed modern kitchen, featuring matt white units, a waist-height Bosch electric oven with space above for a microwave, and a four-ring electric hob with an extractor hood above. The sink sits beneath a south-east-facing window, providing natural light and an outlook towards Wilford Lane.
The generously sized bedroom features an almost full-length window, enhancing the bright and airy feel. A door opens into a walk-in wardrobe fitted with shelving and hanging rails, providing excellent storage.
Completing the apartment is a shower room accessed from the entrance hall, featuring a walk-in shower with a curtain rail and support rails.

Terrace
River View Court boasts a stunning terrace with ample contemporary seating, enjoying views across the River Trent. This the perfect space to relax and enjoy a glass of wine, watching the sunset on a summers evening with new found friends.

Social Lifestyle
One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

But don't take our word for it, see what our homeowners have to say:

"Our social calendar is busier than ever, with something for all tastes and abilities."
"Our hectic social calendar continues to expand in all directions, giving everyone an opportunity to take part in something they enjoy. For instance, we devoted our weekly coffee morning to Marie Curie and thoroughly enjoyed raising the princely sum of £313.99."
"Our House Manager organised a 'Hoy' Bingo session this week. I don't usually attend many social events but have decided to come out of my shell a bit more. I attended this and would like to say how much I thoroughly enjoyed myself. It was great fun, entertaining and extremely well organised. I'm now looking forward to attending more social events here."

Care & Support
The personal care services available at River View Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Additional Information & Services
- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge
What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. 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.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information
Lease: 999 years from 2016
Ground rent: annual charge £435
Ground rent review: January 2031

Moving Made Easy
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 speak with our Property Consultant today.













