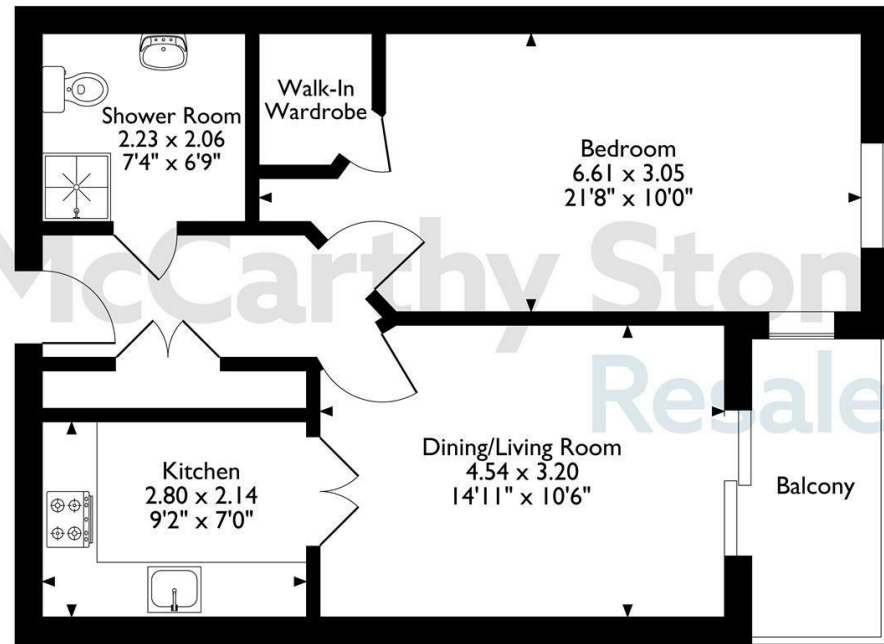
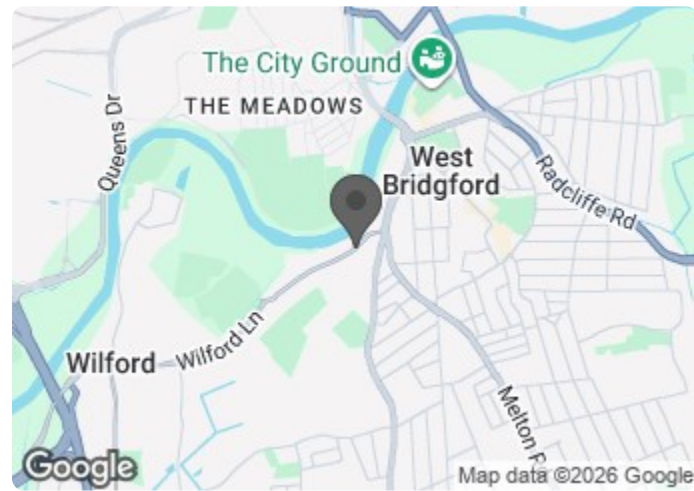


River View Court, Flat 4, 12-20, Wilford Lane, Nottingham, Nottinghamshire  
 Approximate Gross Internal Area  
 53 Sq M/570 Sq Ft



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) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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 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 reproduction is strictly prohibited.



**4 River View Court**

Wilford Lane, Nottingham, NG2 7TA



**Asking price £330,000 Leasehold**

Bright and spacious one bedroom, ground floor retirement apartment with a spacious WALK-OUT BALCONY enjoying stunning RIVERSIDE VIEWS. Modern kitchen with BUILT IN APPLIANCES, double bedroom with a WALK-IN WARDROBE and a CONTEMPORARY shower room completes this beautiful apartment.

**Call us on 0345 556 4104 to find out more.**

# Wilford Lane, West Bridgford, Nottingham

## 1 bed | £330,000

### 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.

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 and roof top terrace alongside 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 lounge 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.

### Entrance Hall

Front door with fob operated door opening system for easy access 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 door to a walk-in storage/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedroom and shower room.

### Living Room

A bright and spacious living room benefitting from a full height, double glazed French window with stunning views over the River Trent and Victoria Park. There's ample space for a dining table. TV and telephone points, Sky/Sky+ connection point, two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

### Kitchen

Fitted with a range of cream fronted 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, over counter lighting, for ring electric Bosch hob with glass splash back and extractor hood over. Recessed integral fridge freezer, tiled floor, down lighting, ventilation system.

### Bedroom

Spacious bedroom with double glazed door providing access to a walk out balcony, perfect for sitting and enjoying the stunning views across the river. Ceiling light, TV, phone point, fitted carpets, raised electric power sockets. Door to a walk in wardrobe with shelving and hanging rails.

### Shower Room

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

### Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments

- Electricity, heating, lighting and power to communal areas
- 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, but does include the cost of your estate manager your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your property consultant or estate manager.

Annual Service Charge: £9,370.60 for financial year ending 30/6/2026.

### Lease Information

999 years from 1st Jan 2016

### Ground Rent

Annual charge: £435 per annum  
Ground rent reviewed 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 that can assist with service charges or living costs.
  - 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

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

