McCarthy & Stone
RESALES

2 Century Court Wilford Lane, Nottingham, NG2 7TU
Asking price £285,000 LEASEHOLD

For further details
please call 0345 556 4104

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BEAUTIFULLY PRESENTED TWO BEDROOM, GROUND FLOOR APARTMENT BENFITTING FROM A WALK OUT PATIO AREA AND TWO SHOWER ROOMS

Century Court
Century Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 36 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the both bathrooms and hallway.
This apartment is fitted with a door entry system linked to your TV, so you can see who's there before letting anyone in. Other safety features include a intruder alarm, smoke detector and a 24 hour emergency call system operated via a pull cord. The Homeowners Lounge is great for meeting friends and family, as well as paying host to a number of social events. There is also a Guest Suite so if your friends/family have travelled from afar they can extend their stay by stopping over in this self catered apartment (usually for a fee of around £25 per night- subject to availability).

Local Area
Situated on Wilford Lane and Loughborough Road, Century Court is in close proximity to the thriving town centre of West Bridgford, with its ever-popular cafe culture. You will find a wide variety of shops nearby, from larger stores like Marks & Spencer and The Co-Operative, through to smaller, individual boutiques. West Bridgford is close to the beautiful scenery of the River Trent and Victoria Embankment. Buses operate regularly in the area, connecting homeowners to a variety of local amenities.

Entrance Hall
Front door with spy hole opens to the hallway. A door to walk in storage cupboard housing a plumbed in washer/dryer and shelving. Ceiling light and power point. Other doors leading to both bedrooms, living room and guest shower room. Underfloor heating runs throughout the apartment.

Living Room
Spacious living room benefiting from double glazed patio doors out to a small patio area and a separate window allowing the natural light to flood in. A modern wall mounted electric fire providing a great focal point. TV point with sky connectivity (subject to subscription cost). Telephone point and power points. Underfloor heating.

Kitchen
Modern tiled and fitted kitchen with a range of base and eye level units and drawers with a roll top work surface. Integrated fridge/freezer, mid-height oven and ceramic hob with stainless steel cooker hood and splash back. Stainless steel sink with mixer tap and drainer. integrated fridge/freezer. Tiled floor with underfloor heating.

Master Bedroom
The master bedroom is complimented with a walk in wardrobe providing ample hanging rails and shelves. TV and telephone points. Power points. Illuminated light switch. Double glazed window with room for a small dressing table below.

Ensuite
Fully tiled en-suite comprising with a level access shower, wash hand basin with mirror above. Low level WC. Heated towel rail. Extractor fan.

Bedroom Two
Spacious second bedroom with a full height double glazed window and would be perfect for use as a dining room, study or hobby room. Ceiling light and power point.

Guest Shower Room
Fully tiled with under floor heating. Shower cubicle with sliding door. WC. Vanity unit with inset was hand basin and mixer tap. Fitted mirror with light and shaver point is set above the wash hand basin. Heated towel rail. Extractor fan.

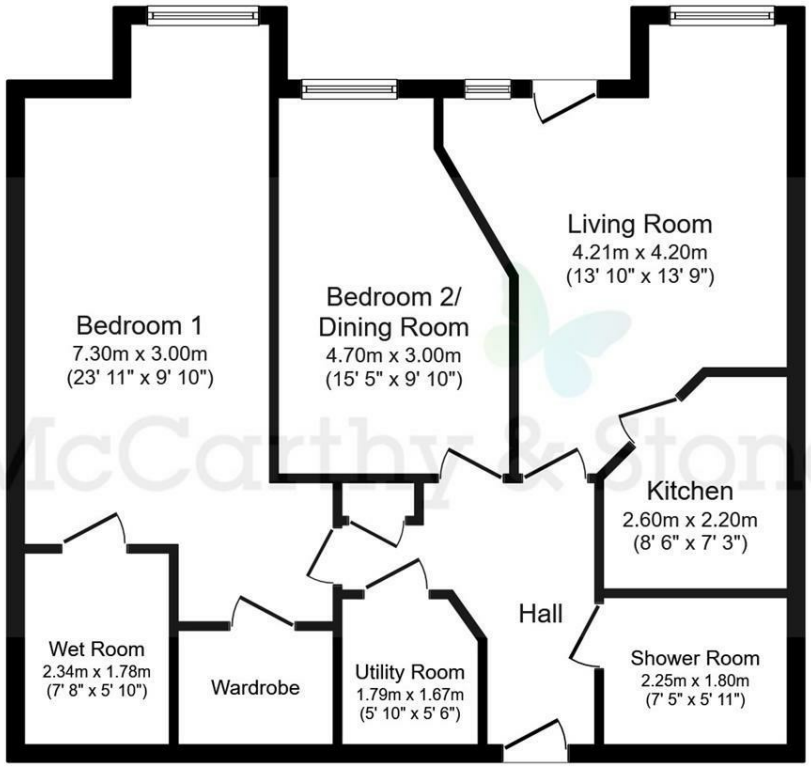
Service Charge
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency 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 House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Ground Rent
Ground Rent £495 pa

Lease Information
Lease- 999 years from 2016

SHARP
BOSCH



Floor Plan

77.0 sq. m. (829 sq. ft.)

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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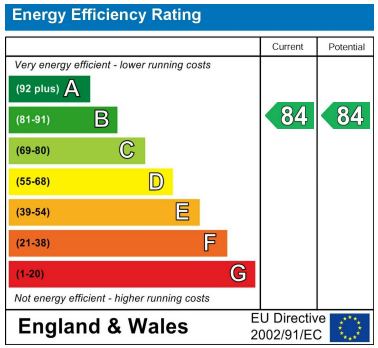

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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