McCarthy & Stone
RESALES

50 River View Court Wilford Lane, Nottingham, NG2 7TA
Asking price £234,950 LEASEHOLD

For further details
please call 0345 556 4104

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A SAFE AND SECURE, WELL PRESENTED, BRIGHT AND SPACIOUS APARTMENT IN THE POPULAR RIVER VIEW COURT RETIREMENT LIVING PLUS COMPLEX.
3 MONTHS SERVICE CHARGE INCLUDED IN THE ASKING PRICE

River View Court

As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. There's plenty of space outside your apartment to explore the homeowners' lounge and the beautiful gardens with stunning views over the River Trent, for whenever you feel like company, day or evening. A great place to meet up with friends or join in any activities organised by homeowners and the Estate Management team. There's a library, providing a lovely space to sit and enjoy a good book and has access to a large roof terrace; perfect for enjoying the morning sun. There's a function room available to hire that is also the perfect space to invite friends and family over for a special celebration.
The service charge includes 1 hour a week domestic assistance and there is the option to purchase extra care packages to suit your personal needs. For further details please speak to your Estate Manager.
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. A supper platter can be prepared for you if you are out for the day, ready for when you get home. 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 the function room.
River View Court also benefits from 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 & Apartment Overview

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.

A beautifuuly presented apartment with a Juliet balacony leading from the living room and a full height window in the bedroom, allowing the natural light to flood in.
The price includes 3 months service charge paid; please speak to your Property Consultant for more information.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage and cloak room. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lliving room, bedroom and bathroom.

Living Room

A bright and spacious lounge which has ample space for a dining table and benefits from a Juliet balcony. The room has a feature electric fire which provides an attractive focal point, TV and telephone points, Sky Q connection point, fitted carpets and raised electric power sockets. Partially glazed door 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, 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 full height window allowing plenty of natural light. Door to the walk-in wardrobe housing hanging rails and shelving. TV and telephone points, Sky Q connection point, fitted carpets and raised electric power sockets.

Wet Room

Fully fitted wet room style 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

- Onsite Estate Manager and team
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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

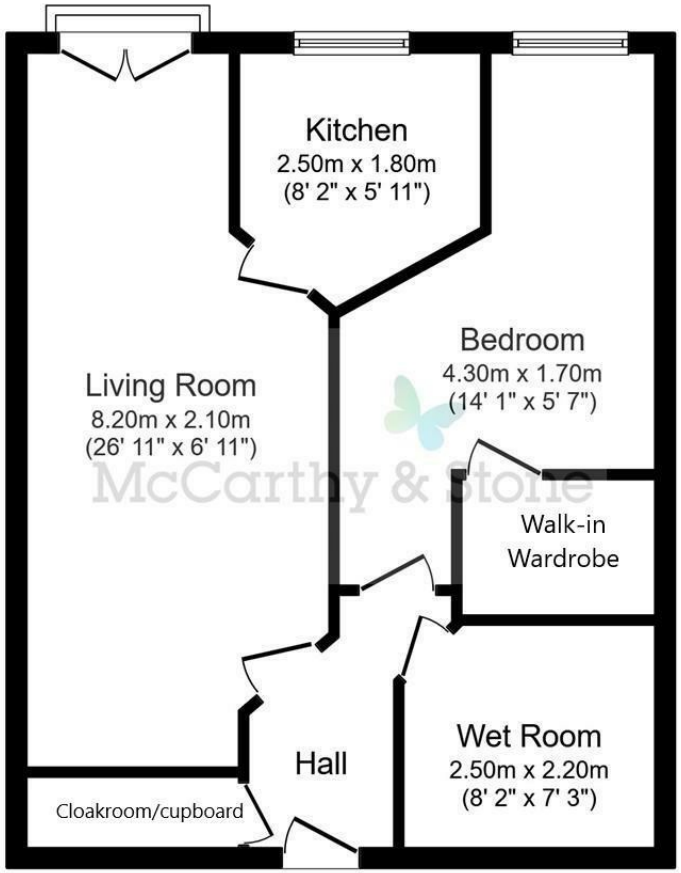
The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Ground Rent

Annual charge £435

Lease Information

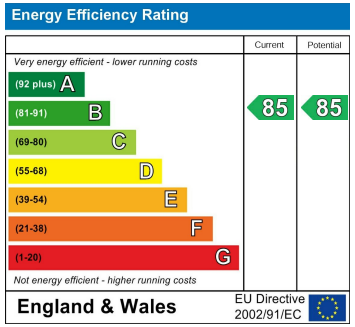
999 years from 2016

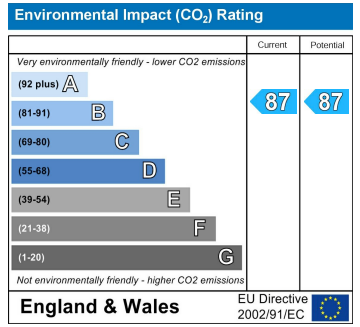


Floor Plan

Total floor area 53.0 sq. m. (570 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com





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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