

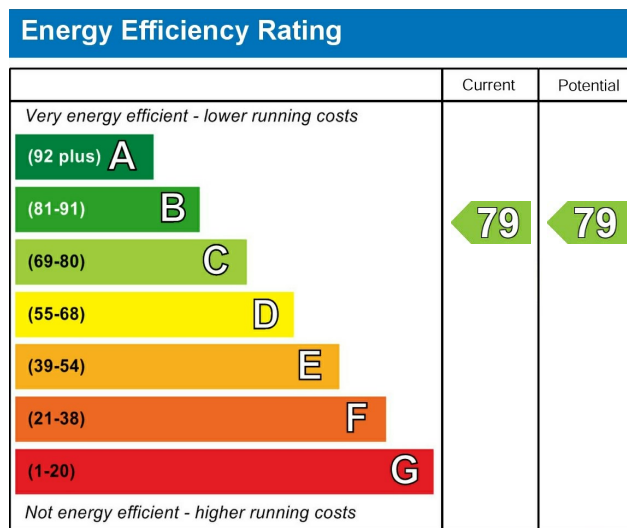
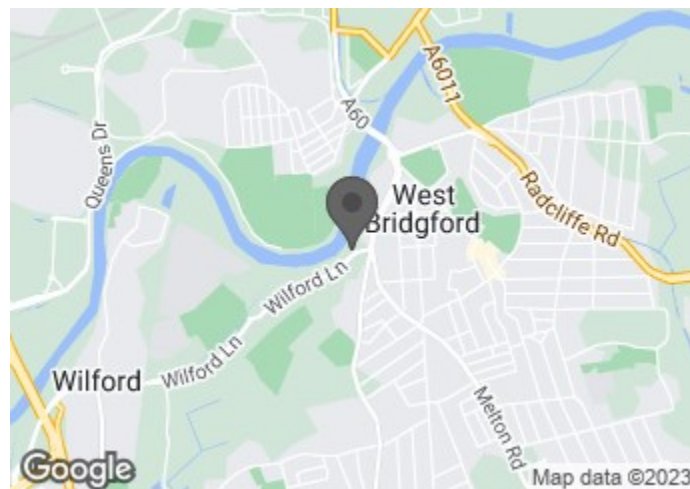
Total floor area 85.3 sq.m. (918 sq.ft.) approx

Printed Contact Details...

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## COUNCIL TAX BAND: C



## McCARTHY STONE RESALES

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## McCARTHY STONE RESALES

### 40 RIVER VIEW COURT WILFORD LANE, NOTTINGHAM, NG2 7TA



SUPERBLY PRESENTED second floor apartment positioned on the CORNER, allowing abundant NATURAL LIGHT. The WALK-OUT BALCONY boasting STUNNING VIEWS UP AND ACROSS THE RIVER, perfect for enjoying the EVENING SUN. The apartment has an ALLOCATED CAR PARKING SPACE directly outside the main entrance. The development offers EXCELLENT COMMUNAL FACILITIES including on site restaurant, library, roof top terrace, function room and communal lounge where SOCIAL EVENTS take place.

## ASKING PRICE £445,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# WILFORD LANE, WEST BRIDGFORD. RIVER FACING CORNER APARTMENT

## 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, library, roof top terrace and 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 function room 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.

## APARTMENT OVERVIEW

We are delighted to offer this superb and unique corner positioned, second floor retirement apartment offering plenty of

natural light. This west facing apartment with access from both the living room and bedroom two to the balcony with stunning views in both directions across the river Trent, perfect for watching the stunning sunsets.

The apartment further benefits from being only of two apartments at River View Court that has just the one apartment below and on one side. The modern kitchen comes complete with built in appliances and double glazed window. Two double bedrooms with full height windows looking out over the river, contemporary wet room and separate cloakroom completes this beautiful apartment. An allocated car parking space directly outside the reception entrance is included.

Some items of furniture may be available by separate negotiation.

## 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 walk-in storage/airing cupboard with a brand new Gledhill boiler and a further large storage cupboard. Illuminated light switches, ceiling spotlights, smoke detector, apartment security door entry system with intercom and emergency pull cord. Doors lead to the living room, bedrooms, wet room and guest cloakroom.

## LIVING ROOM

A bright and spacious living room benefitting from sliding double glazed door leading onto the covered balcony with spotlights and room for a small table and chairs enjoying stunning views in both directions over the River Trent. TV and telephone points, Sky/Sky+ connection point, two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

## KITCHEN

Fitted with a range of white wall, drawer and base units, with wood effect roll top work surfaces over, inset Bosch electric oven with standing over for microwave. The stainless steel sink unit with mixer tap over sits beneath the double glazed, electronically controlled, west facing window, allowing the natural light to flood in. 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.

# 2 BED | £445,000

## MASTER BEDROOM

Spacious bedroom with a full height, double glazed window enjoying river views. Ceiling light, TV, phone point, fitted carpets, raised electric power sockets. Door to a walk in wardrobe with shelving and hanging rails.

## BEDROOM TWO

The spacious room would also be perfect for use as a dining room or study. Glazed door leads out to the walk-out balcony providing plenty of room for table and chairs to enjoy the stunning views over the river and park beyond Ceiling light, TV, phone point, fitted carpets, raised electric power sockets.

## WET ROOM

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

## GUEST CLOAKROOM

Half tiled cloakroom with high level WC, hand basin with illuminated mirror over. Heated towel rail, storage cabinet ceiling light, tiled floor.

## ALLOCATED CAR PARING

This apartment comes with an allocated car parking space conveniently positioned directly outside the main reception.

## SERVICE CHARGE

- 1hr Domestic assistance
- On-site Estate Manager and team 24/7
- Subsidised on-site Bistro
- Water rates for communal areas and apartments
- Cleaning of communal windows
- 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, to find out more about service charges please contact your Property Consultant or Estate Manager.

Annual service charge £9,936.60 per annum (for financial year end 30/6/2023).

## LEASE INFORMATION

999 years from Jan 2016

## GROUND RENT

Annual charge - £510 per annum (Reviewed Jan 2031)

