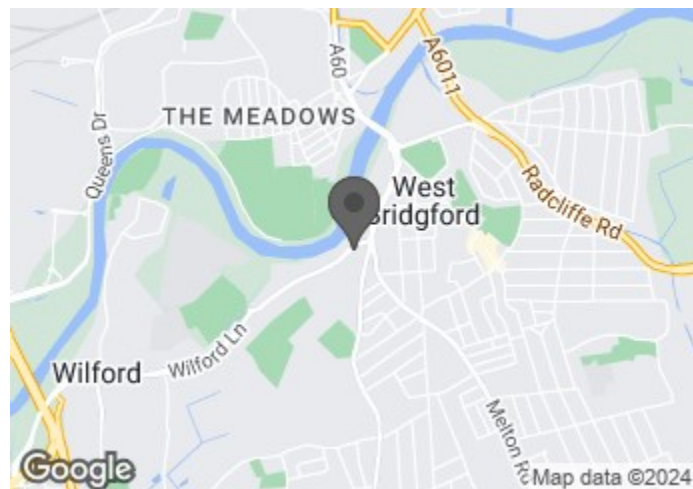


Printed Contact Details...

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

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## COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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>85</b>	<b>85</b>

## McCARTHY STONE RESALES

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## McCARTHY STONE RESALES

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



SUPERBLY PRESENTED two bedroom retirement apartment with a WALK-OUT BALCONY enjoying STUNNING VIEWS OVER THE RIVER IN BOTH DIRECTIONS. 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 £430,000 LEASEHOLD

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# WILFORD LANE, WEST BRIDGFORD, NOTTINGHAM

2 BED | £430,000

## 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.

## APARTMENT OVERVIEW

A beautifully presented, two bedroom apartment benefitting from bright and spacious living room with stunning riverside views of the River Trent in both directions, perfect for enjoying the evening sun. Two double bedrooms both enjoying full height windows allowing the natural light to flood in. A spacious hall, purpose built wet room, guest cloakroom and two storage cupboards completes this wonderful apartment. Under floor heating runs throughout.

## ENTRANCE HALL

Front door with spy hole leads to an entrance hall - the 24-hour emergency response pull cord system is situated in the hallway. Walk-in airing cupboard and additional storage 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, bedrooms, wet room and guest cloakroom.

## LIVING ROOM

A bright and spacious living room benefitting from double glazed, sliding doors leading to the balcony, perfect for enjoying the stunning views over the River Trent and park beyond. There's ample space for a dining table. TV and telephone points, Sky/Sky+ connection point. Ceiling down lights throughout. Fitted carpets, raised electric power sockets. Partially 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, four ring electric Bosch hob with glass splash back and extractor hood over. Recessed integral fridge freezer, dishwasher, tiled floor, down lighting, ventilation system.

## MASTER BEDROOM

Spacious bedroom with a full height window with river side views. Ceiling down lights, TV, phone point, fitted carpets, raised electric power sockets, emergency pull cord. 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 down lights, TV, phone point, fitted carpets, raised electric power sockets.

## WET ROOM

Fully fitted wet room 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, emergency pull cord, having point and down lighting. Slip resistant flooring.

## GUEST CLOAKROOM

Half tiled cloakroom with WC, vanity unit with hand basin and cupboard beneath and fitted mirror light above. Floor tiling, ceiling light.

## SERVICE CHARGE

The service charge includes:

- 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

Service charge £11,007.12 per annum (up to financial year end 30th June 2024).

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.

## LEASE INFORMATION

999 years from 2016

## GROUND RENT

Ground rent: £510 per annum

Ground rent review: 1st January 2031

