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1 Wilford Lane

West Bridgford | NG2 7TU | Offers Over £250,000

ROYSTON
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- Over 60's retirement apartment
- Two double bedrooms - Allocated parking
- Integrated kitchen with low level oven
- Guest suite available for £25 per night
- 24 hour emergency call system
- Third floor - Close to communal lift
- En-suite and walk in wardrobe
- Communal lounge & Landscaped gardens
- Allocated parking space
- Leasehold - EPC rating B system





A two bedroom over 60's retirement apartment situated in West Bridgford with an allocated parking bay. The property is situated on the third floor, close to the communal elevator and benefits from a spacious main bedroom with walk in wardrobe, as well as views of the river, The Memorial Gardens and Nottingham Castle.

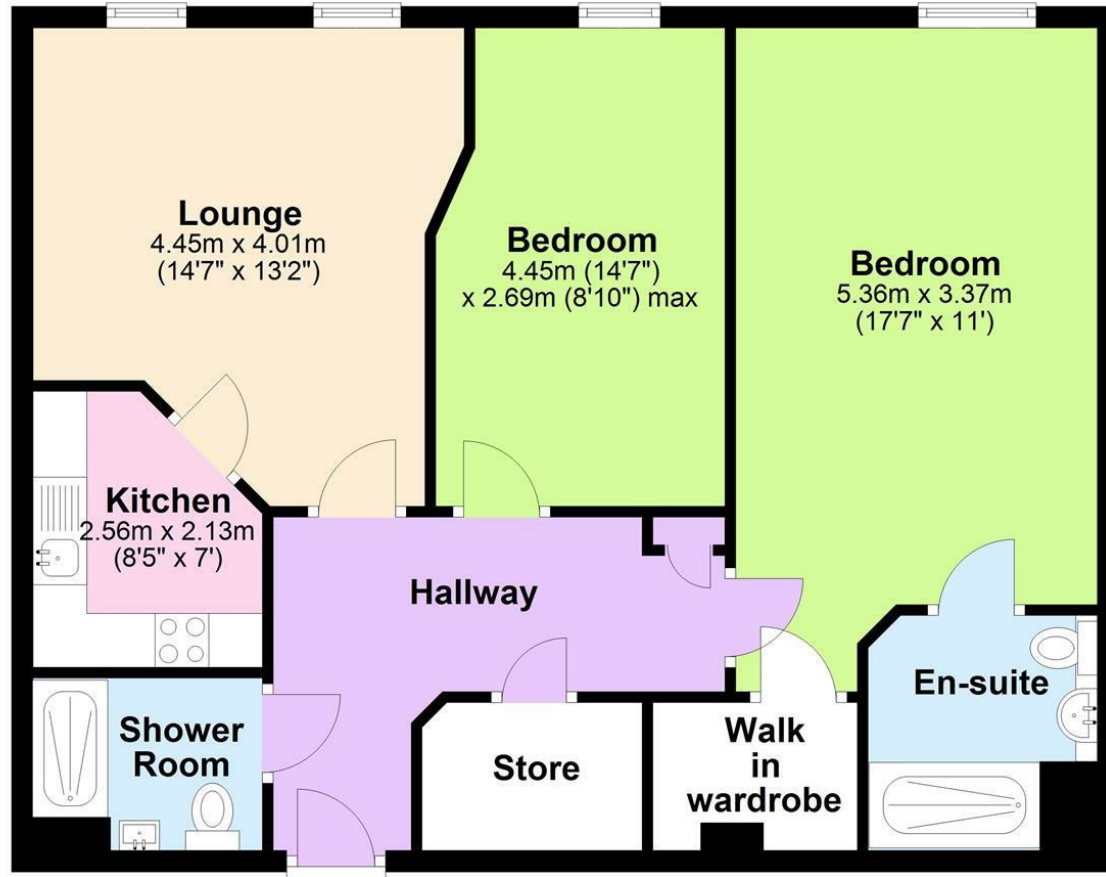
Entering into the hallway that benefits from a large storage cupboard and smaller storage cupboard, we have access into the lounge, both bedrooms and the shower room. The lounge / diner allows access into the fitted kitchen that benefits from a low level oven, hob, extractor fan, a fridge and a freezer. The main bedroom benefits from a spacious walk in wardrobe and an en suite shower room and there is a further double bedroom that is currently used as an office. The shower room consists of a double shower, WC and wash basin.

The development has been thoughtfully designed with a south facing communal lounge that has bi-fold doors across the room, as well as a communal patio in the landscaped gardens. 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). 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 an intruder alarm, smoke detector, a 24 hour emergency call system operated via a pull cord and an on site manager that provides a point of contact for any issues / support for residents.

Lease 999 years from 2018
Service Charge £3566.80 PA
Ground Rent £495 PA



Third Floor
Approx. 75.7 sq. metres (814.8 sq. feet)



Total area: approx. 75.7 sq. metres (814.8 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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