Apt 50 River View Court Wilford Lane

West Bridgford | NG2 7TA | Guide Price £215,000

ROYSTON & LUND

- South facing aspect
- Sitting room with Juliet Balcony
- Large bedroom with walk-in wardrobe
- No upward chain
- Leasehold
- Over 70s development
- EPC Rating B
- One bedroom apartment
- MUST VIEW!
- Council Tax Band B

3 MONTHS SEVICE CHARGE INCLUDED IN THE ASKING PRICE - Having a SOUTH FACING aspect with Juliet Balcony this well presented one bedroom apartment is situated within the popular River View Court development which is over 70s accommodation offering secure Retirement Living PLUS which offers staff on site 24/7.

There is a communal entrance hall with seating area with telephone entry system and a site manager and reception. From the entrance hall there is lift access or stairs to the second floor where there is a communal hallway with river view seating areas which gives access to the apartment.

The apartment has a good sized entrance hallway, a walk-in cloakroom cupboard with boiler, a spacious bedroom with large walk-in wardrobe, lounge diner with Juliet Balcony and a south facing aspect with views over West Bridgford to Sharp Hill, a modern fitted kitchen and a wet room style shower room.

A cleaning service is provided weekly for all residents and the building is fitted with Sky which each individual apartment has the option to subscribe.
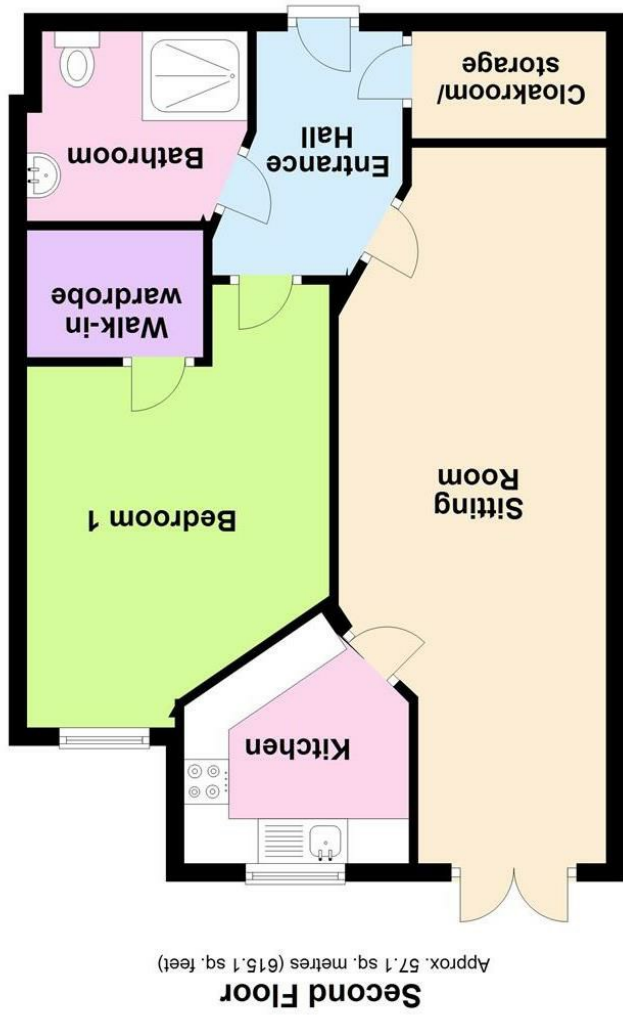
The property is being sold with no upward chain.

service charge is £7,355.88 June 2023 PA
ground rent is £435 PA
Length of Lease - 999years from 2016

ROYSTON & LUND

Energy Efficiency Rating

England & Wales — EU Directive 2002/91/EC

Very energy efficient - lower running costs

	Current	Potential
A (92 plus)		
B (81-91)	85	85
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

England & Wales — EU Directive 2002/91/EC

Very environmentally friendly - lower CO_2 emissions

	Current	Potential
A (92 plus)		
B (81-91)	87	87
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Not environmentally friendly - higher CO_2 emissions

EPC

THE GUILD PROPERTY PROFESSIONALS

naea | propertymark PROTECTED

The Property Ombudsman

Second Floor
Approx. 57.1 sq. metres (615.1 sq. feet)

Total area: approx. 57.1 sq. metres (615.1 sq. feet)

- Cloakroom/storage
- Entrance Hall
- Bathroom
- Walk-in wardrobe
- Sitting Room
- Bedroom 1
- Kitchen

N