



River View Court 12-20 Wilford Lane  
West Bridgford | NG2 7TA | Offers Over £195,000

**ROYSTON  
& LUND**

- One Bedroom First Floor Apartment
- Off Street Resident Carpark
- Integrated Kitchen Appliances
- South Facing Aspect
- Excellent Transport Links
- Lift Access
- Immaculately Presented Throughout And Really Well Looked After By The Current Vendors
- Three Wet Room Style Bathroom With Light Up Sink
- Close By To Numerous Amenities
- EPC Rating - B /// Council Tax Band - B





**\*\*STUNNING 1 BEDROOM RETIREMENT FLAT IN RIVER VIEW COURT WITH JULIETTE BALCONY \*\***

Royston and Lund are delighted to bring to the market this one bedroom third floor apartment located in the highly sought after over 70s development of River View Court. Situated close by to numerous amenities that West Bridgford has to offer from local shops, pubs and restaurants. Not to mention having excellent transport links to the surrounding villages and into the City Centre. This property would be a perfect fit for those wanting to downsize.

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 third 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.

River View Court demonstrates an excellent opportunity for buyers to downsize and provides multiple amenities within the complex from restaurant, communal outdoor seating area, library and resident car park to name just a few.

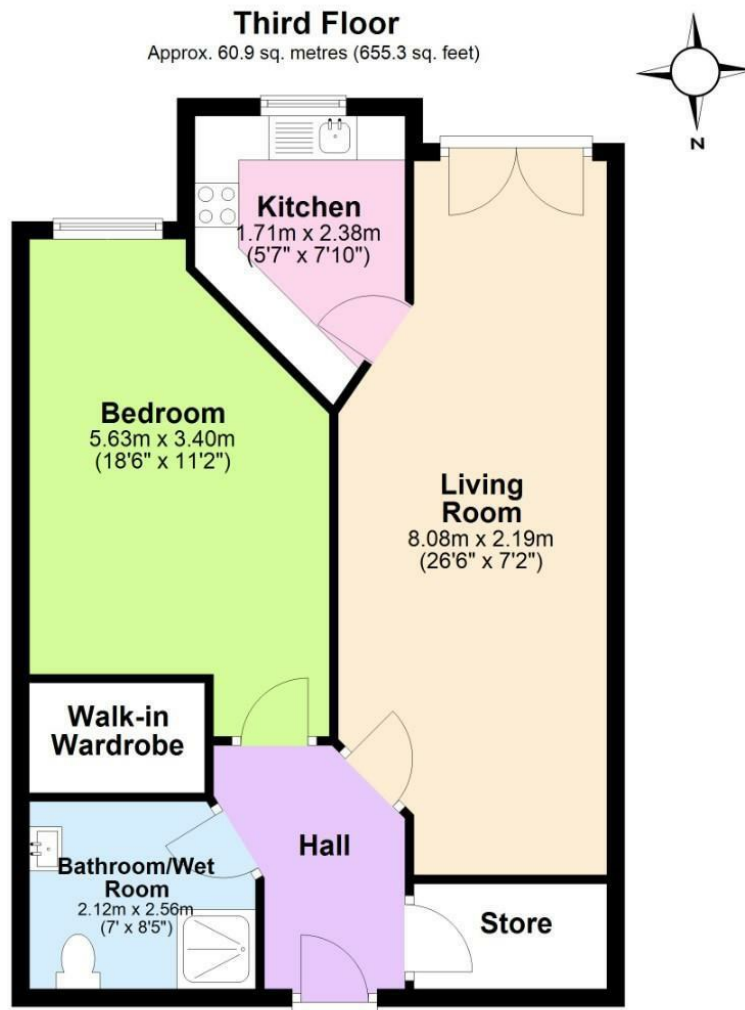
**LEASEHOLD DETAILS:**

Lease Term : 999 years from and including 1 January 2016;

Monthly Service Charge: £ 780.00

Annual Ground Rent: £435.00





Total area: approx. 60.9 sq. metres (655.3 sq. feet)



### EPC

#### Energy Efficiency Rating

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

England & Wales EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

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