

PRICE REDUCTION



McCarthy & Stone
RESALES



58 River View Court Wilford Lane, Nottingham, NG2 7TA
Offers in the region of £399,000

LEASEHOLD

For further details
please call 0345 556 4104

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* JOIN OUR SUMMER SHOWCASE EVENT - FRIDAY 9th JULY - 10am to 4pm - BOOK YOUR PLACE NOW! * A BEAUTIFULLY PRESENTED TWO BEDROOM 'PENTHOUSE' APARTMENT WITH A LARGE BALCONY AND AN ALLOCATED PARKING SPACE

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. You can call into the homeowners' lounge and roof top terrace 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. 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

This exceptionally presented and spacious apartment boasts a large walk-out balcony that gets sun all day long. The living room has an air conditioning unit and ample space for dining,

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's an airing cupboard

and a further two walk-in storage cupboards with built in shelving. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Ceiling spot lights. Doors lead to the living room, bedrooms, shower room and guest bathroom.

Living Room

A bright and airy living room benefiting from a large walk-out balcony that benefits from sun all day long. There's ample room for a dining table in the spacious living room.. Air conditioning unit. Fitted carpets, TV and telephone points, Sky/Sky+ connection point, two ceiling lights, raised electric power sockets. Partially glazed double doors lead onto a separate kitchen.

Kitchen

A range of cream gloss base and wall units and pan drawers with roll top surface over. Waist high electric oven, four ring ceramic hob with chimney extractor over. Integrated fridge/freezer. Under unit lighting, ceiling spot lights. Auto opening window overlooking the balcony. Ceramic floor tiling.

Master Bedroom

Spacious master bedroom with a full height window. Two mirror fronted wardrobes providing ample hanging space and shelving. Ceiling light, 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 shaving point and down lighting. Slip resistant flooring.

Bedroom Two

Double second bedroom which could also be used for dining with full height window. . This room has a double mirror fronted wardrobe. Ceiling light, TV, fitted carpets, raised electric power sockets.

Guest Bathroom

Double shower unit, hand basin with vanity unit under and mirror over, low level WC, Tiled floor, half tiling to the walls, heated chrome towel rail, down lights.

Service Charge

- 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

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.

Car Parking

The apartment comes complete with an allocated car parking space included.

Lease Information

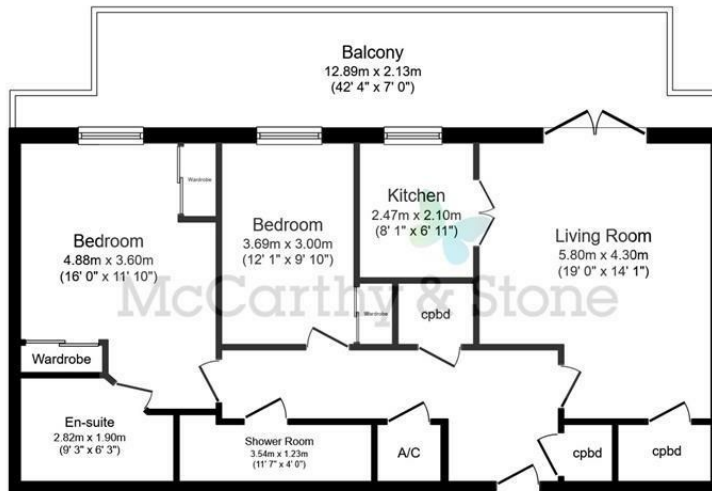
999 years from 2016

Ground Rent

Annual charge £495







Floor Plan

Total floor area 79.0 sq. m. (850 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

McCarthy & Stone Resales Limited | 0345 556 4104 | www.mccarthyandstoneresales.co.uk
 Registered Office: Fourth Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
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