



Flat 11 Manor Park

Ruddington | NG11 6DU | Guide Price £215,000

ROYSTON  
& LUND



- \*\*\*Offers over £215,000\*\*\*
- Ground Floor
- Amenities Close By
- Close To Country Park
- EPC Rating - C
- One Bedroom Apartment
- Owners Lounge Available
- Integrated Kitchen Appliances
- Immaculately Kept
- Leasehold - Council Tax Band - B





**\*\*NEW ATTRACTIVE PRICE - NO CHAIN,  
LOOKING FOR A QUICK TRANSACTION\*\***

Royston and Lund are pleased to present this retirement development – Manor Lodge on Manor Park private road in Ruddington, a perfect facility for the retirement they deserve.

This Manor Park apartment comprises of a one double bedroom apartment with integrated wardrobes, a separate three piece bathroom along with a generous sized lounge/dining room, with a kitchen that includes integrated appliances such as oven, hob and extractor fan. This retirement complex also features a Coffee Bar and owners lounge, giving Owners the perfect place to sit together and have a catch up over a hot drink, or nestle in the corner with a good book. owners also have access to a community rear garden. This is one of the last few plots remaining, call us today to find out more.

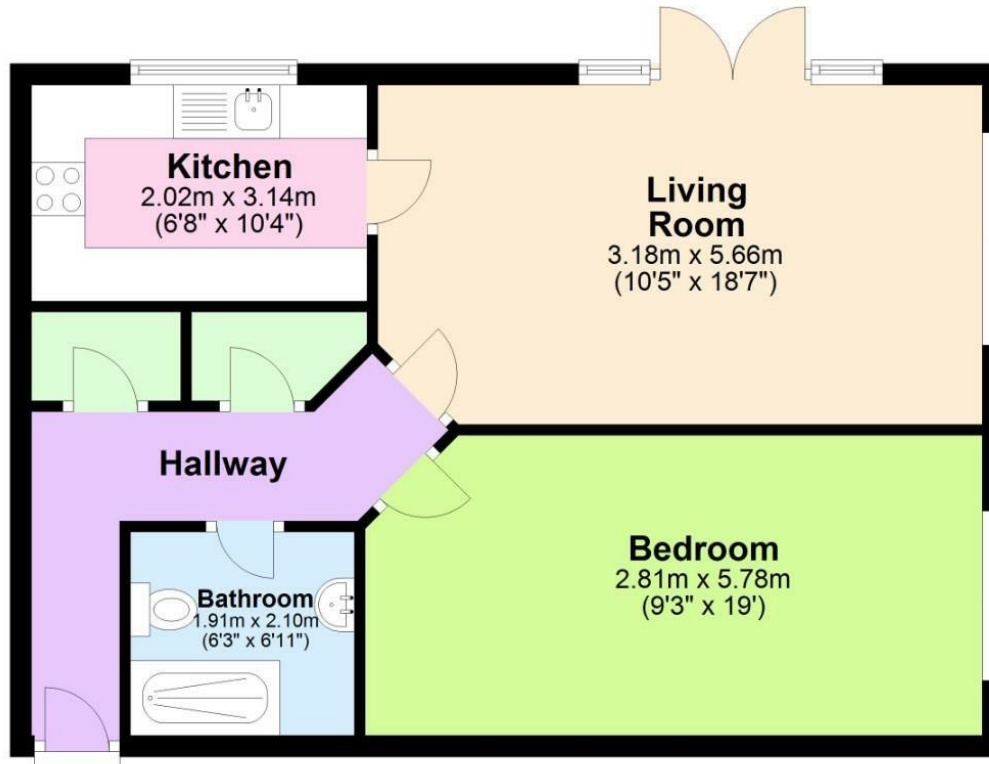
Lease - 999 years from 2022  
Service Charge - £43.44 p/w  
Ground Rent - 11.06p/w





## Ground Floor

Approx. 54.2 sq. metres (583.5 sq. feet)



Total area: approx. 54.2 sq. metres (583.5 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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 (CO<sub>2</sub>) Rating

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

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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