



Apt 9, 35-37 Easthorpe Street,
Ruddington, NG11 6LB

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Occupying a ground floor position, this modern apartment provides accommodation including: an open plan reception room incorporating the kitchen, dining and living areas, plus an inner hallway, two bedrooms, and a fitted bathroom.

Benefiting from gas fired central heating, and double glazing, the property also has a low maintenance, privately enclosed garden.

Situated close to the heart of the sought after South Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of local facilities including shops, churches, a doctors surgery, restaurants and a country park. Main road routes and local transport links give access to Nottingham, Leicester and neighbouring villages.

Viewing is recommended.

Guide Price £167,500





ACCOMMODATION

The UPVC entrance door opens directly into the open plan reception room. This bright room incorporates the kitchen, dining and living areas.

The kitchen area has a range of modern wall, drawer and base units, tiled splash backs and roll edge work surfaces, a stainless steel sink and drainer unit with a mixer tap over, an integrated oven, an integrated electric hob with an extractor hood over, plus a recessed area which could house a washing machine, and a fridge/freezer. The kitchen area has wooden effect laminate flooring, and is open plan to the living/dining area which has a window to the front, a radiator, and ceiling light points.

Accessed from the open plan reception room, the inner hallway has a ceiling light point, and doors into both bedrooms, and the bathroom.

Bedroom two has a double glazed window to the side, a radiator and a ceiling light point.

Bedroom one has a double glazed window to the front, a radiator and a ceiling light point.

Completing the accommodation, the bathroom is partially tiled and has a bath with a mains fed shower over, a wash hand basin, and a wc. There is wooden effect laminate flooring, a heated towel rail, and a ceiling light point.

OUTSIDE

There is timber gated pedestrian access into the low maintenance private garden. There is a patio seating area here, an artificial lawn, and access to the entrance door. Timber fence enclosed, the garden also houses a storage shed.

There is a numbered parking space to the rear.

Lease Details

We have been advised that a 250 year lease was given in 2019. The current monthly service charge is £82.68

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,719.77.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

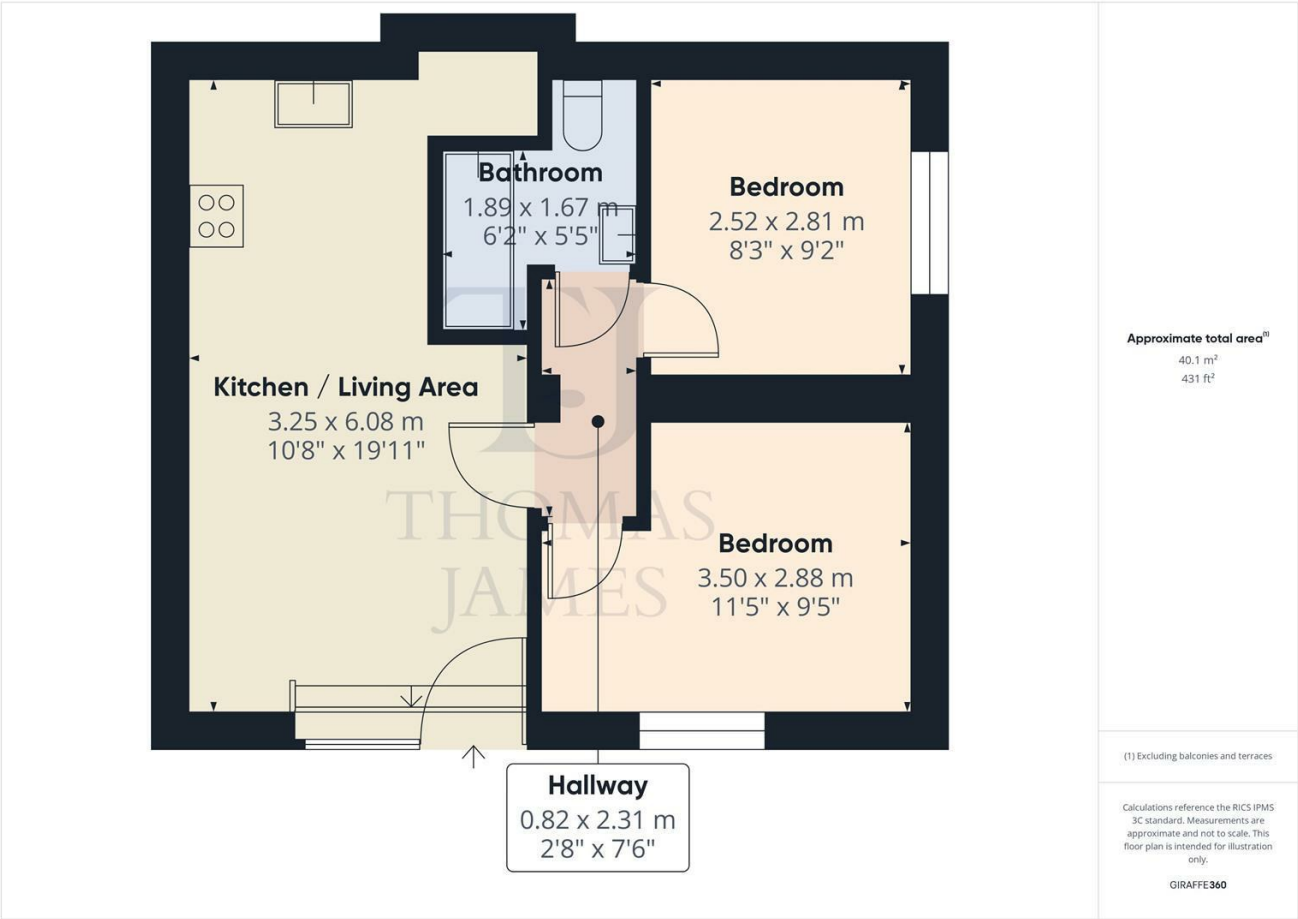
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MONEY LAUNDERING

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	77
England & Wales		
EU Directive 2002/91/EC		



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