



Flat 43 Manor Lodge,  
Ruddington, NG11 6DU



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\*\*\*\* CHURCHILL LIVING - MANOR LODGE DEVELOPMENT \*\*\*\*

\*\*\*\* TWO BEDROOMS AND TOP FLOOR \*\*\*\*

This modern apartment is within easy reach of the heart of Ruddington village.

Occupying a second floor position, this apartment provides well presented accommodation including; an entrance hallway, a living room, a modern fitted kitchen with a range of built in appliances, two bedrooms (one with an en-suite shower room), and a fitted bathroom.

Benefiting from electric convactor heaters, a video entry system, and double glazing, the property has access to the well maintained, landscaped communal gardens, and parking areas. The development has a lift serving all floors, an owners lounge with coffee bar, and a guest suite available for visitor use.

The highly regarded south Nottinghamshire village of Ruddington enjoys a wealth of facilities including; shops, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre.

Viewing is essential!

Guide Price £355,000







#### ACCOMMODATION

From the communal hallway on the second floor, the COMPOSITE ENTRANCE DOOR opens into the PRIVATE ENTRANCE HALLWAY. The entrance hallway has two storage cupboards, ceiling spot lights, a wall mounted electric storage heater, and doors into the living room, both bedrooms, and the bathroom.

Bedroom one has a double glazed window to the front, a ceiling light point, a wall mounted electric storage heater, a storage cupboard, a walk in wardrobe (with shelving, and a ceiling light point which is activated as the wardrobe door opens), and access to the en-suite shower room. The en-suite shower room has a shower area with a mains fed shower and a glazed screen, a wash hand basin set on a vanity unit with a wall mounted storage cupboard above, and a wc. There is tiling to the walls, a ceiling light point, a heated towel rail, and an extractor fan.

The bathroom has a bath with a mains fed shower and a glazed screen over, a wash hand basin set on a vanity unit with a wall mounted storage cupboard above, and a wc. There is tiling to the walls, a ceiling light point, a heated towel rail, and an extractor fan.

Currently used as a dining room, bedroom two has a double glazed window to the side, a ceiling light point, a wall mounted electric storage heater, and built in wardrobes.

The living room has double glazed windows to the front and side, two ceiling light points, a wall mounted electric storage heater, and a glass panelled door opening to the kitchen.

The modern fitted kitchen has range of wall and base units, under counter lighting, tiled splash backs and square edge work surfaces, a stainless steel sink and drainer unit with a mixer tap over, plus built in appliances including: a washing machine, a fridge/freezer, an electric oven, and an electric hob. There is a double glazed window to the front, a ceiling light point, an extractor fan, and wood effect laminate flooring.

#### MANOR LODGE

Manor Lodge comprises just 43 self contained, one and two bedroom apartments.

The development features landscaped communal gardens and parking areas, plus a coffee Bar and owners' lounge (with WIFI).

There is a guest suite, complete with a shower room, for the use of visitors if required.

The communal areas within the development, both inside and outside, are immaculately presented and maintained.

There is also a warden on site, and an excellent level of security including video entry system and intruder alarms.

#### LEASEHOLD

We understand that the annual service charge for the property is £3660.00

Ground rent £615.00

Management Company - Churchill

Manor Park Residence charge is also charged - amount £620.00

Please contact Thomas James for further information.

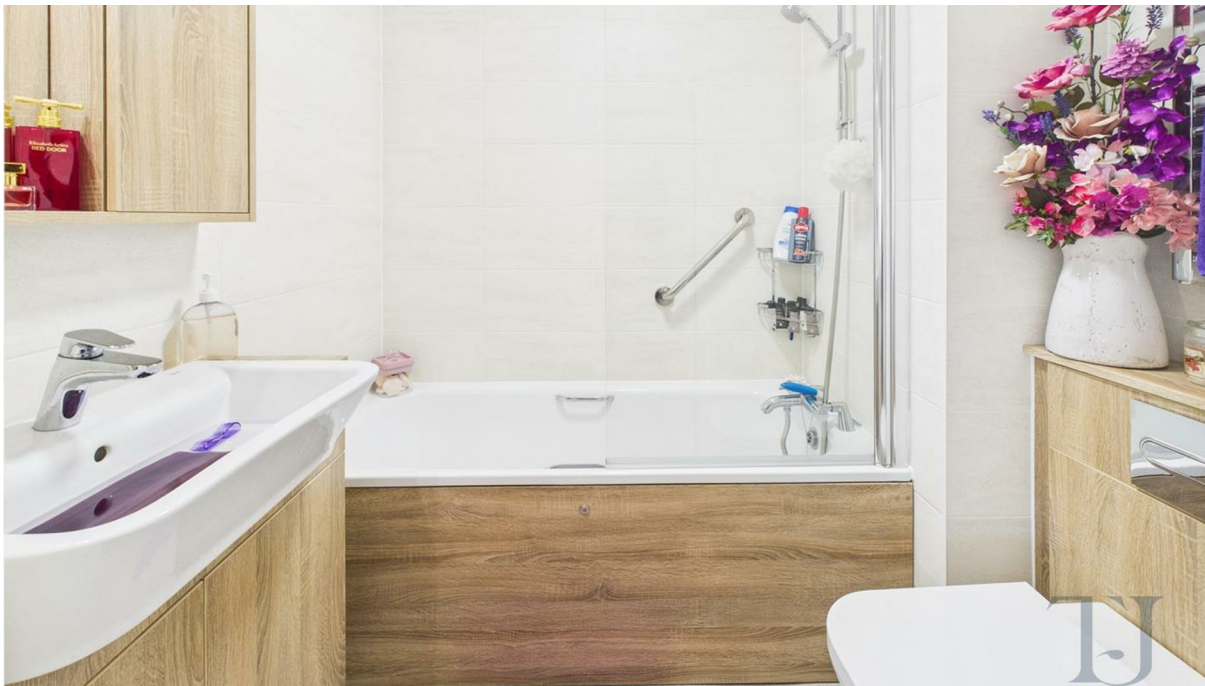
#### Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,293.03.

#### 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.



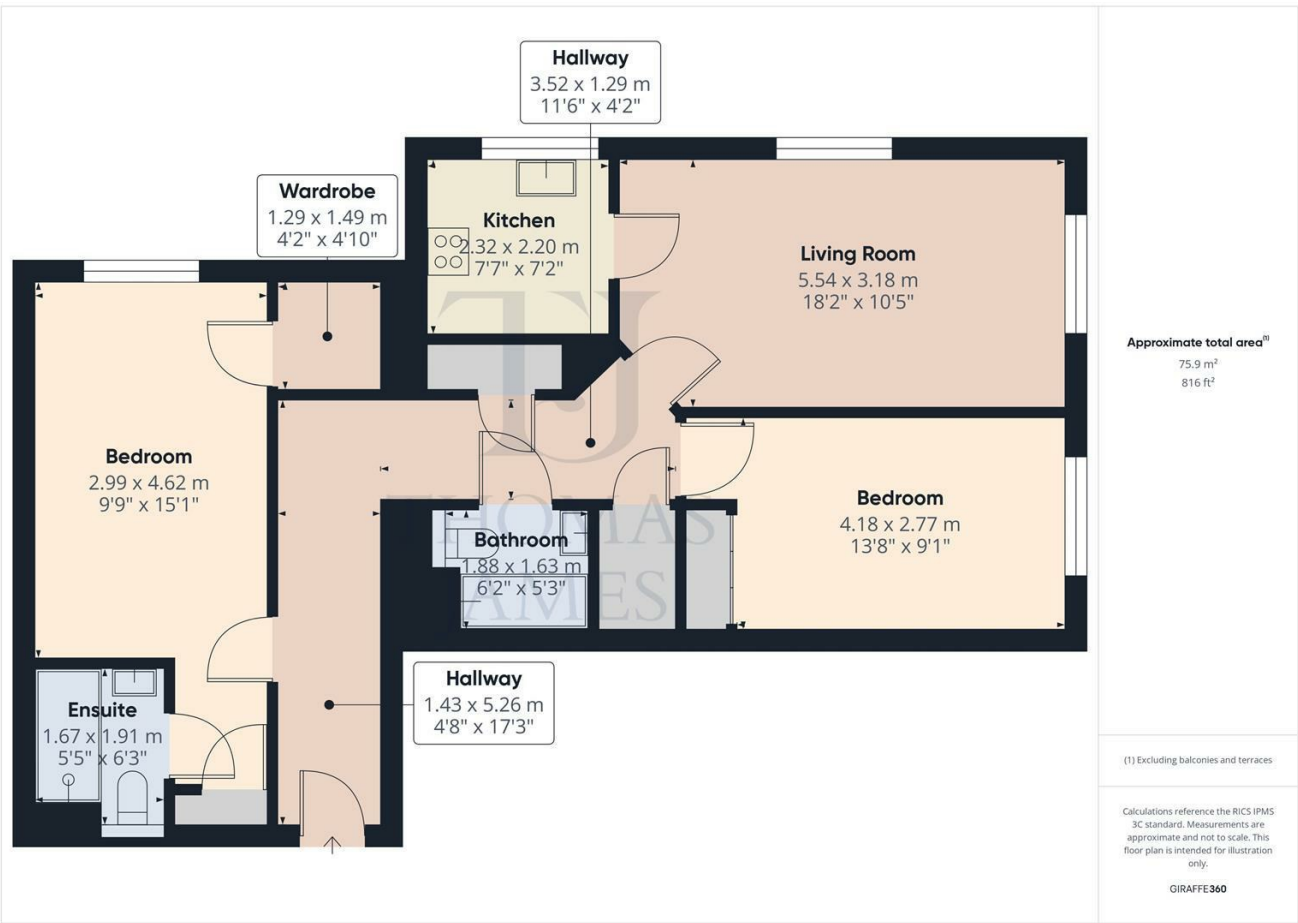
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## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	73	73
England & Wales		
EU Directive 2002/91/EC		



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