



Apt 36 Manor Lodge Manor Park,
Ruddington, NG11 6DU

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This modern apartment is situated on the exclusive Churchill Living, Manor Lodge (Over 55s) development, close to the heart of the sought after south Nottinghamshire village of Ruddington.

Occupying a quiet corner position on the second floor, the apartment provides accommodation including an entrance hall, a fitted shower room, a bedroom, a lounge with French doors opening to a patio/balcony, plus a fitted kitchen.

Benefiting from electric heating, the property also has access to the communal garden areas on the development.

The village of Ruddington enjoys a wealth of local facilities including shops, schools, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre.

Offered to the market with no upward chain. Viewing is essential!

Guide Price £285,000





ACCOMMODATION

The entrance door opens to the entrance hall. From here, there are doors into the shower room, the bedroom, and the living room. There is also a storage cupboard (with a light, and housing the meters), and a further shelved cupboard housing (with a light, and housing the hot water cylinder).

The shower room is fitted with a wash hand basin set in a vanity unit, a large shower cubicle with a rainfall shower, and a wc set in a vanity unit.

Overlooking the rear, the bedroom has built in wardrobes with mirrored doors. There is a loft access here.

The lounge/dining room has French doors opening to the patio area, which has space for a table and chairs, plus a window overlooking the side, and a door opening to the kitchen.

Fitted with wall and base units, and square edge work surfaces, the kitchen has a stainless steel sink and drainer unit with a mixer tap over, plus a built in gas oven, and a four ring gas hob with an extractor hood over. There is a window overlooking the gardens.

Manor Lodge

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

The development also features communal gardens and parking areas, a Coffee Bar and Owners' Lounge.

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

Leasehold

We understand that the annual service charge for the property is £2364, and that ground rent will be charged at £ 575.00 per annum.

Manor Park Annual Resident Fee of £345.00

Please contact Thomas James for further information.

Council Tax Band

Council Tax Band A

Referral Arrangement Note

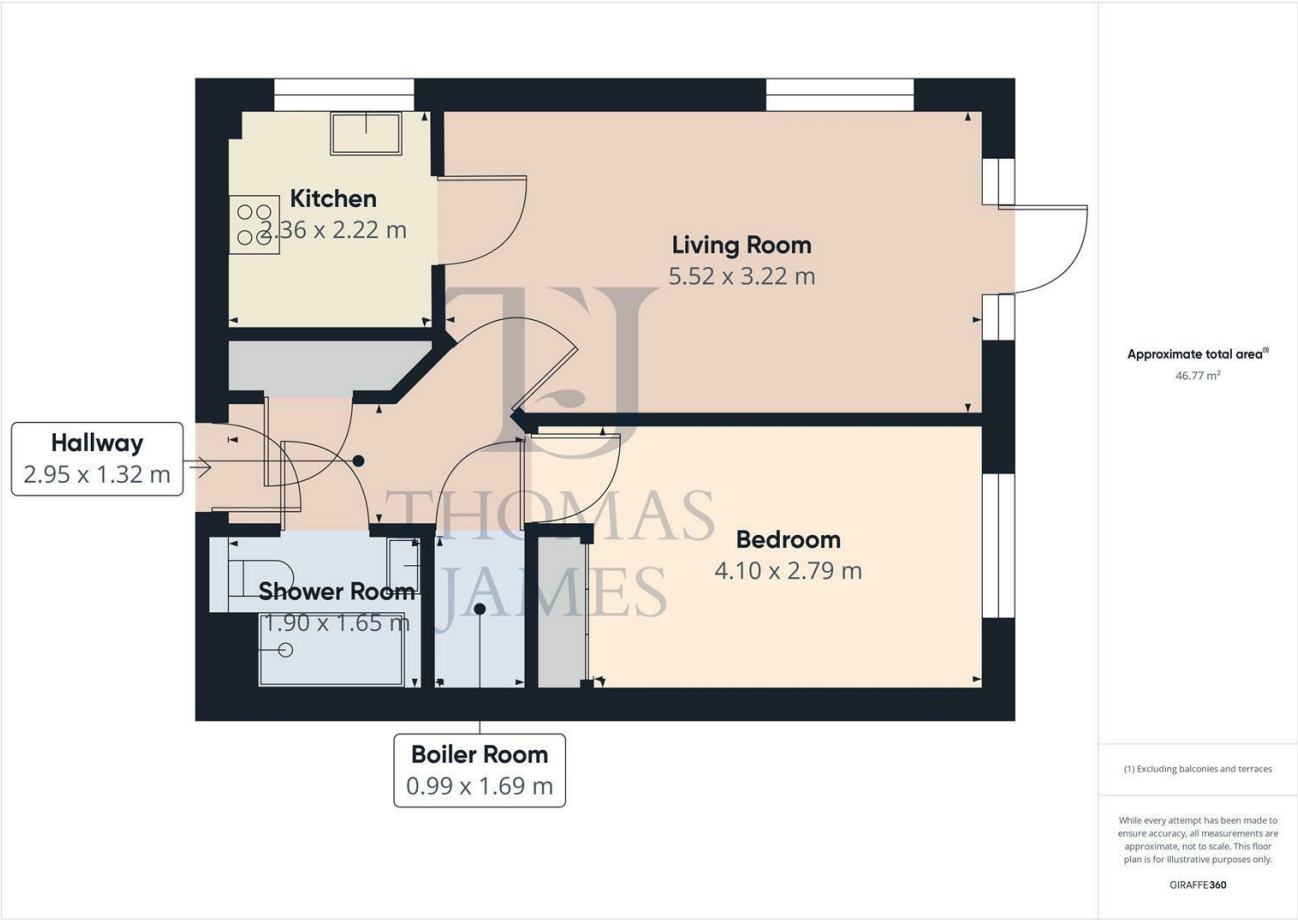
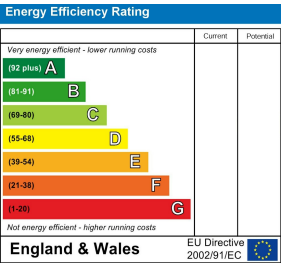
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