



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



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

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

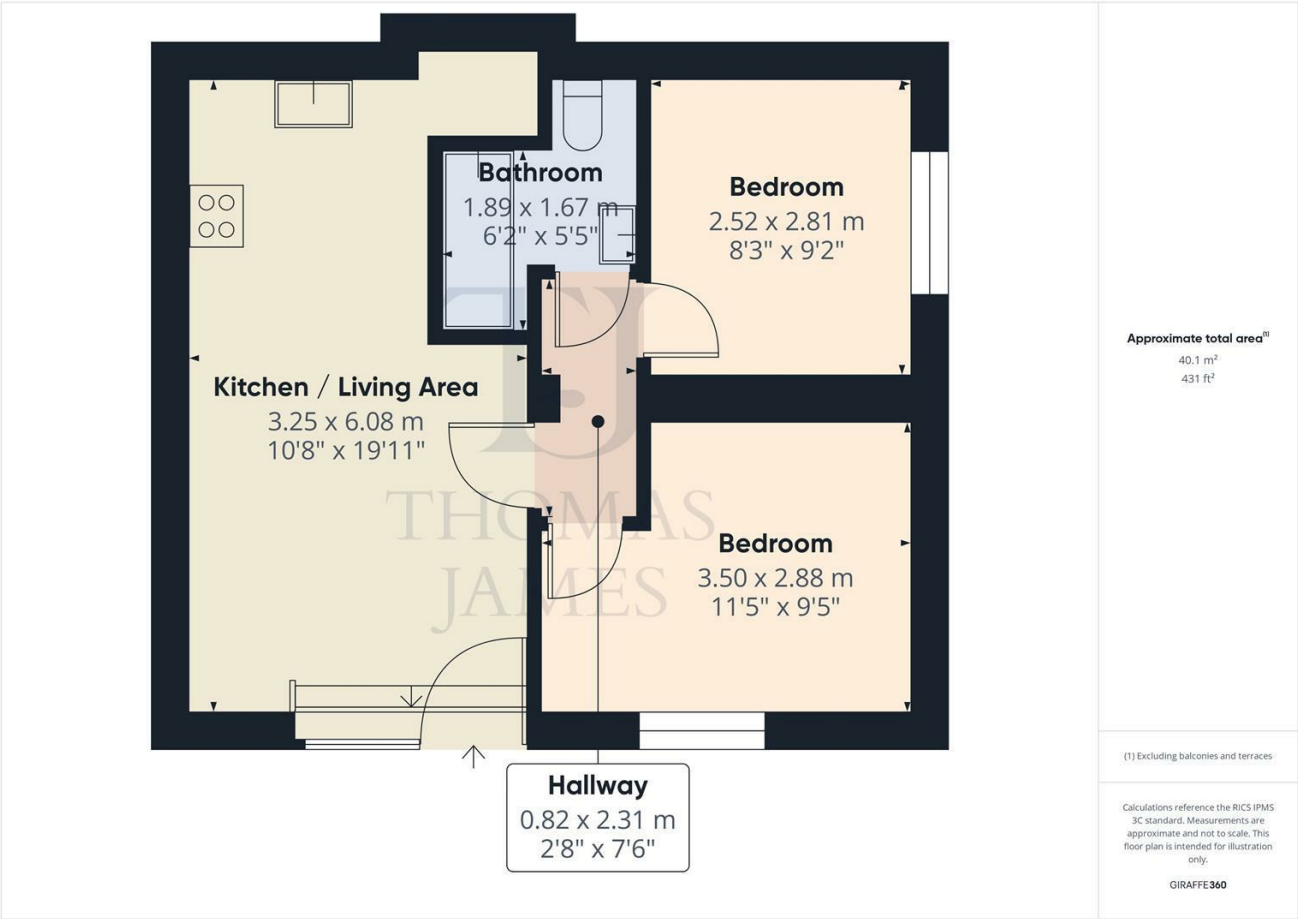
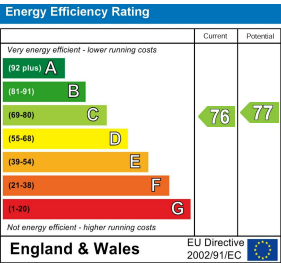
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Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: [ruddington@tjea.com](mailto:ruddington@tjea.com) | Web: [www.tjea.com](http://www.tjea.com)

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