



12 Rufford Walk,
Ruddington, NG11 6BB

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This modern apartment occupies a first floor position, and provides well presented and newly decorated accommodation including; an entrance hall, two double bedrooms (both with wardrobes), a fitted shower room, and a spacious open plan reception room incorporating the fitted kitchen area and the living/dining area.

Benefiting from under floor heating throughout and double glazing, the property also has one allocated car parking space on site.

Situated in the highly regarded south Nottinghamshire village of Ruddington, the property is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery and country park. Main road routes and local transport links give access to neighbouring villages, and to Nottingham City Centre.

Offered to the market with no upward chain, the property will make an ideal first time or investment purchase.

Viewing is recommended.

Guide Price £163,000





ACCOMMODATION

The COMMUNAL ENTRANCE HALL has stairs to the first floor.

On reaching the first floor, the PRIVATE ENTRANCE DOOR door opens to the entrance hall. The entrance hall has a storage cupboard, doors into two double bedrooms, the shower room, and open access to the kitchen living/dining area. There is underfloor heating throughout the property.

Both bedrooms have a window to the rear, a ceiling light point, and a wardrobe with sliding doors.

The shower room is fitted with double shower cubicle with a glazed screen, both of which are brand new, a low flush wc, and a wall mounted wash hand basin. There is a window to the side, a heated towel rail, and tiling to the walls.

The kitchen area is fitted with wall and base units, and square edge work surfaces. There is a stainless steel double sink unit with a mixer tap over, integrated appliances including a washing machine, a dishwasher, a fridge, a freezer, plus a brand-new electric oven, a four ring hob with an extractor hood over. There is a wall mounted Baxi boiler and a window to the side. The kitchen area is open plan to the living/dining area, which has a floor to ceiling bay window, a security intercom unit, cluster ceiling light points.

OUTSIDE

The property has one allocated car parking space.

Leasehold Information

The Vendors have informed us the pay £206 monthly which includes the ground rent and service charges. There are also 980 years left on the lease.

For further information, please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,915.71.

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.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

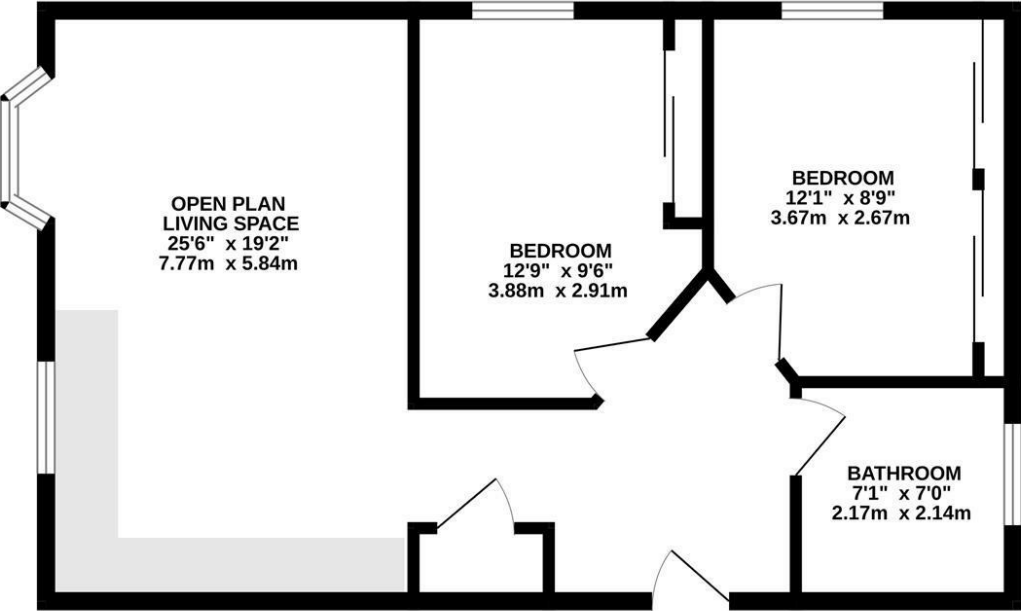
MONEY LAUNDERING

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) 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 | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

GROUND FLOOR

605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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