



Apartment 22, Manor Lodge,
Ruddington, NG11 6DS

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This brand new apartment is situated on the exclusive Manor Lodge development, close to the heart of the sought after south Nottinghamshire village of Ruddington.

*** TO INCLUDE FIRE PLACE, CARPETS, CURTAINS & LIGHT FITTINGS ***

Occupying a first floor position, (accessed by stairs and lift), this south facing apartment provides approximately 522 sq ft of accommodation which includes an entrance hall, a fitted kitchen, a lounge/dining room with access to a BALCONY, a bedroom, and a fitted shower room.

The property also has access to the communal gardens surrounding the homes at Manor Lodge and Solar panels on the roof.

We are pleased to confirm that first owners have now moved into this brand new retirement development at Manor Lodge, on the leafy Manor Park private road in Ruddington and are enjoying the retirement they deserve! Call us today to find out more!

Viewing is highly recommended.

Guide Price £289,950





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.

ACCOMMODATION

The private entrance door opens to the entrance hall.

The entrance hall has a useful storage cupboard, and doors into the fitted kitchen, the lounge/dining room with a door opening to the private balcony, the bedroom (with fitted wardrobes), and the modern shower room.

OUTSIDE

The property enjoys access to the communal gardens.

Leasehold

Leasehold information is to be made available direct from the Churchill Retirement Living. Appointments to be made with The Lodge to discuss fees including service charge.

Service charge costs for each individual properties are available from the Lodge Manager. Water rates are included in the service charges together with all electrics used in the communal area.

Additional as with all leasehold apartments, they are subject to ground rent. These are reviewed after seven years and are calculated in line with inflation and linked to the Retail price Index.

Council Tax

Council Tax Band to be confirmed.

Directions

Manor Lodge can be found off Manor Park, from Wilford Road, Ruddington.

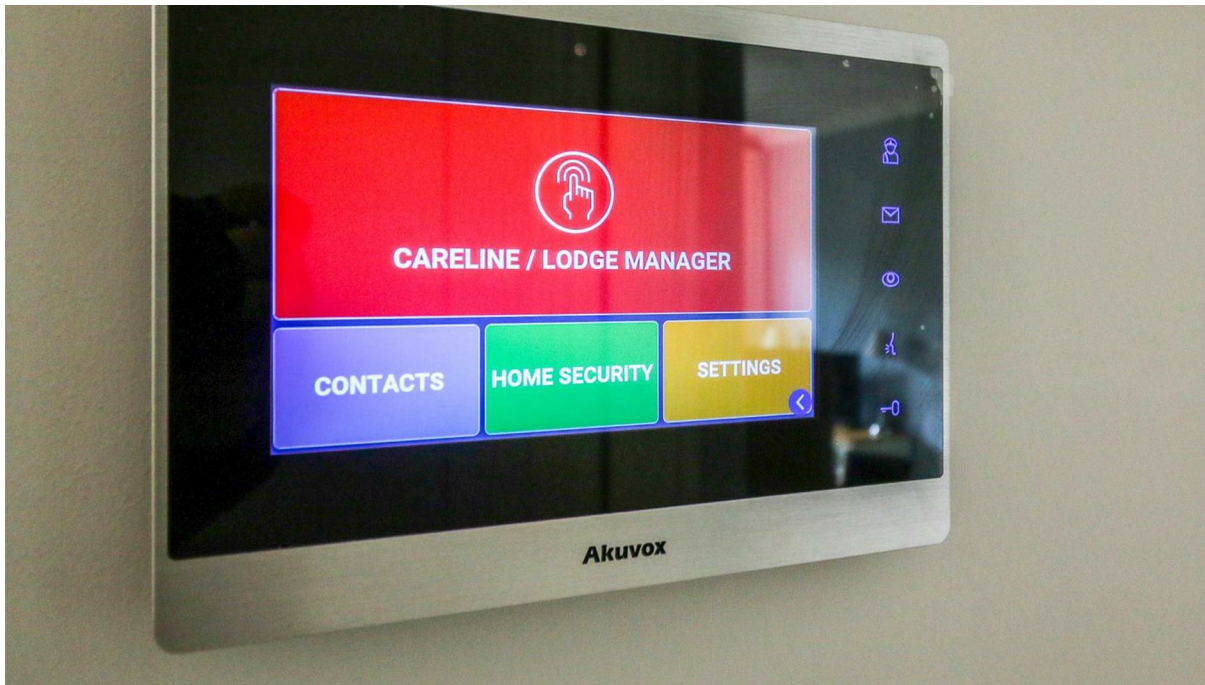
Ruddington

The sought after south Nottinghamshire village of Ruddington is conveniently situated for access to Nottingham City Centre, the QMC and the M1.

The village itself enjoys a wealth of local facilities including excellent restaurants, public houses, shops, a library, schools and the award winning Rushcliffe Country Park.

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.

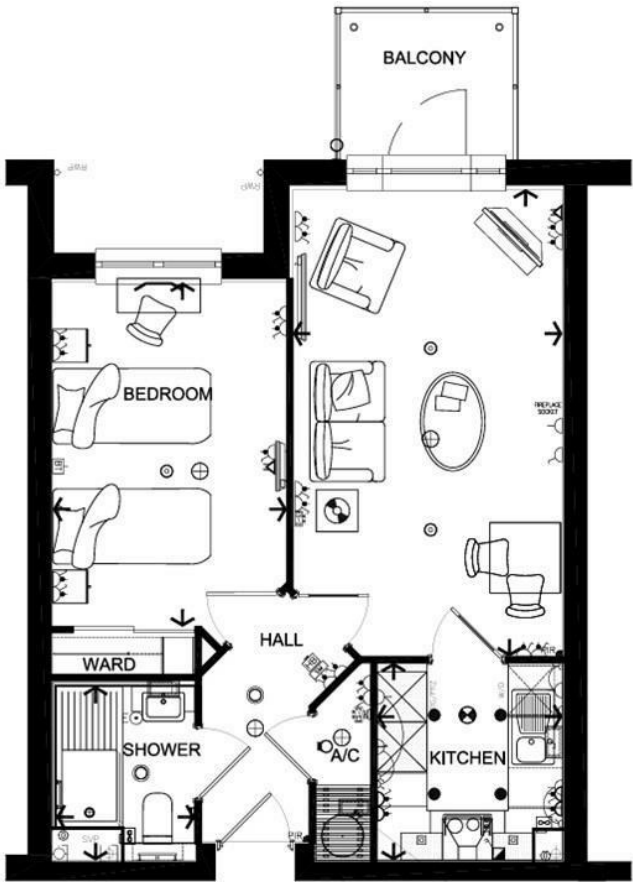
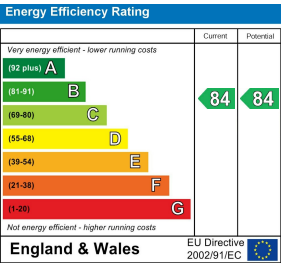


DISCLAIMER NOTES

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.



Living	Width	10'-8" [3240]	max	Length	18'-6" [5630]	max
Kitchen	Width	7'-4" [2230]	max	Length	7'-10" [2380]	max
Shower Room	Width	5'-6" [1670]	max	Length	6'-11" [2100]	max
Bedroom	Width	9'-3" [2815]	max	Length	13'-7" [4145]	max
← 7'-8" [2325] →		Arrows denote measurement distances				



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