



9 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.

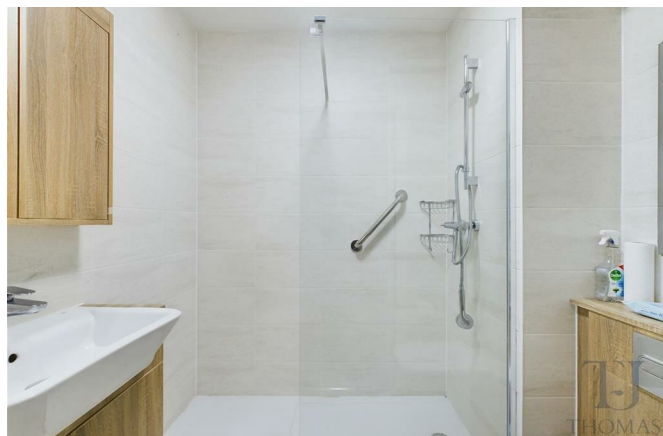
Occupying a ground floor position, the apartment provides accommodation including an entrance hall, a fitted shower room, a bedroom, a lounge with French doors opening to a patio, plus a fitted kitchen.

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 £250,000**







## ACCOMMODATION

The entrance door opens to the entrance hall. From here, there are doors into the shower room, the bedroom, and the lounge/dining room. There is also a storage cupboard.

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

The lounge/dining room has French doors, with windows to both sides, opening to the patio area. A part glazed door opens from the lounge/dining room, into the kitchen.

Fitted with wall and base units, the kitchen has a stainless steel sink and drainer unit with a mixer tap over, and built in appliances including a washing machine, a fridge/freezer, a single oven, and a four ring electric hob with an extractor hood over.

Completing the accommodation, the bedroom with a built in wardrobe, overlooks the gardens.

## Manor Lodge

Manor Lodge comprises just 43 self contained, one and two bedroom apartments. There is a Lodge Manager on site during the day and a Careline emergency call system that operates 24 hours a day.

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 £575.00 and that ground rent will be charged at £2363.40 per annum.

An annual payment is also charged for Manor Park Residency.

Please contact Thomas James for further information.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,915.71.

## Referral Arrangement Note

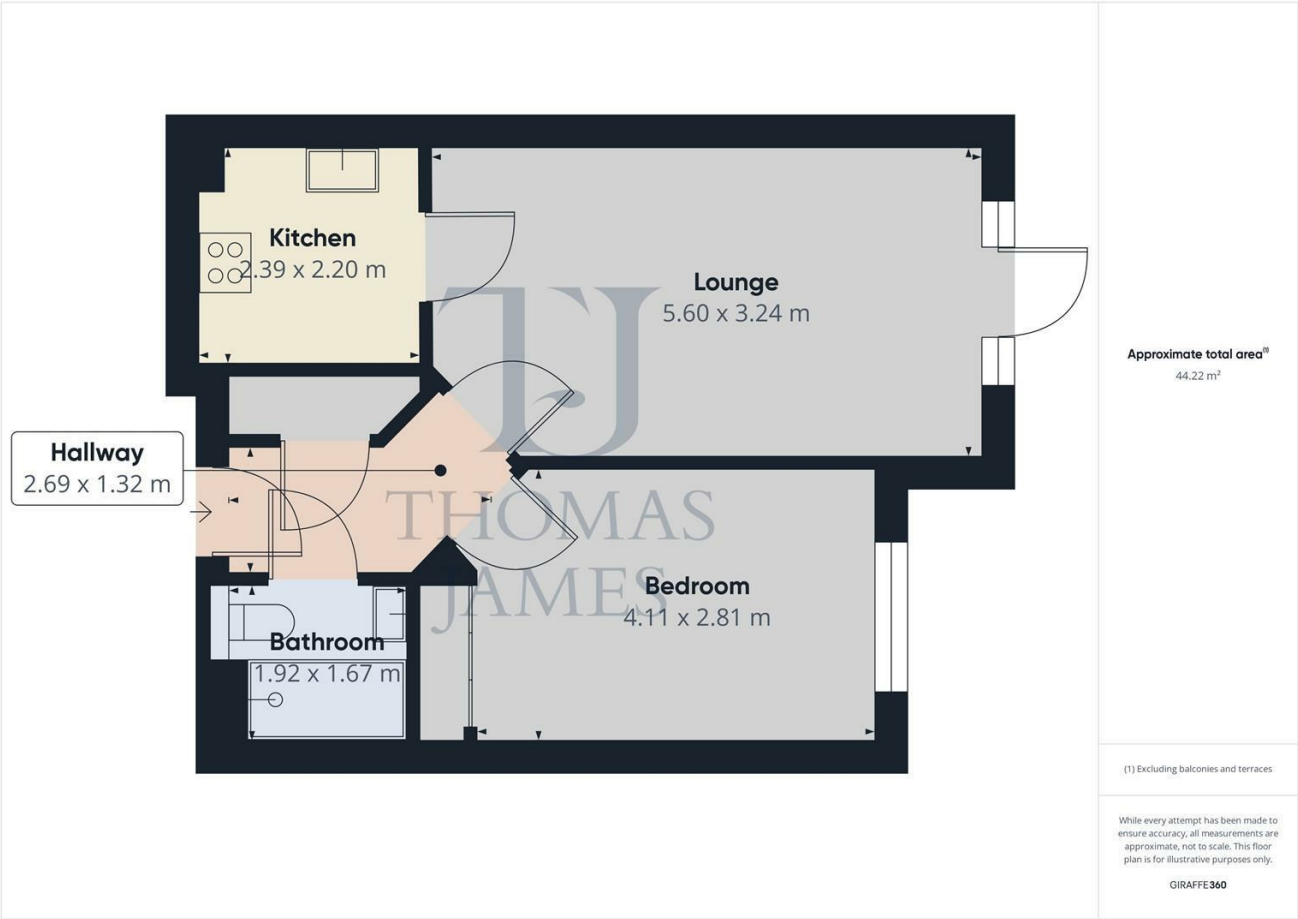
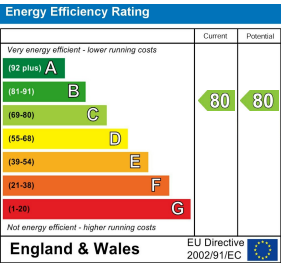
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