



28 Shrimpton Court,  
Ruddington, NG11 6GY



# 28 Shrimpton Court, Ruddington, NG11 6GY

\*\* GUIDE PRICE: £230,000 - £240,000 \*\*

This beautifully presented bungalow provides accommodation including an enclosed entrance porch, an open plan reception room incorporating the living/dining and kitchen areas, plus an inner hallway, two bedrooms (one with fitted wardrobes), and a refitted shower room.

Benefiting from gas central heating and double glazing, the property enjoys also access to the communal gardens on the development.

Shrimpton Court is a popular development of retirement bungalows, with a site manager on call, a Residents' lounge, well maintained communal gardens, and parking areas.

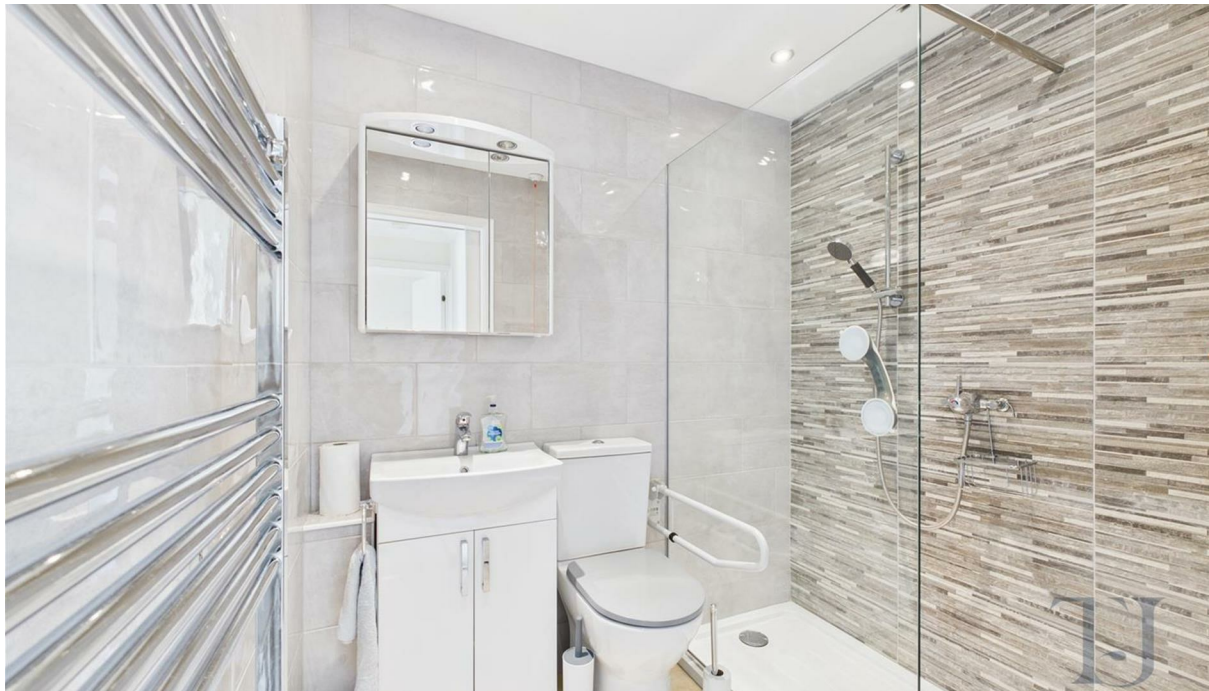
The development is within easy reach of a wealth of excellent facilities in the sought after south Nottinghamshire village of Ruddington including shops, restaurants, a doctors' surgery and country park. Local transport links give access to Nottingham City Centre.

Offered to the market with no upward chain. Viewing is recommended.

Guide Price £230,000







## ACCOMMODATION

The composite entrance door opens to the enclosed entrance porch.

The enclosed entrance porch has a radiator, and a glazed panelled door opening to the open plan reception room (which incorporates the living/dining area and kitchen area).

The living/dining area has a double glazed window to the front, an electric fire, a radiator, a wall mounted intercom, a door to the inner hallway, and open access to the kitchen area.

The kitchen area has a range of wall, drawer and base units with tiled splash backs and roll edge surfaces over. There is a sink unit with a mixer tap over, a built in fridge/freezer, an electric oven, and a four ring induction hob. The wall mounted boiler is housed here, and there is a double glazed window to the front.

The inner hallway has a cloaks cupboard with shelving, a loft access hatch, and doors into both bedrooms, and the shower room.

Bedroom one has a double glazed window to the rear, a radiator, and a range of fitted wardrobes.

Bedroom two has a double glazed window and door to the rear, and a radiator.

Completing the accommodation, the shower room is fully tiled and fitted with a three piece suite comprising; a walk in shower enclosure with a mains fed shower and glazed screen, a wash hand basin set in a vanity unit, and a low flush wc. There is a heated towel rail.

## OUTSIDE

At the front of the property there is a paved pathway, with gravelled borders, leading to the canopied entrance door.

To the rear of the property there is a small patio area with shed, leading onto the landscaped communal gardens.

## LEASEHOLD & CHARGES

From 1st April 2025 the service charge payable is £188.24 per month.

Please contact Thomas James Estate Agents for any further information.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

## Referral Arrangement Note

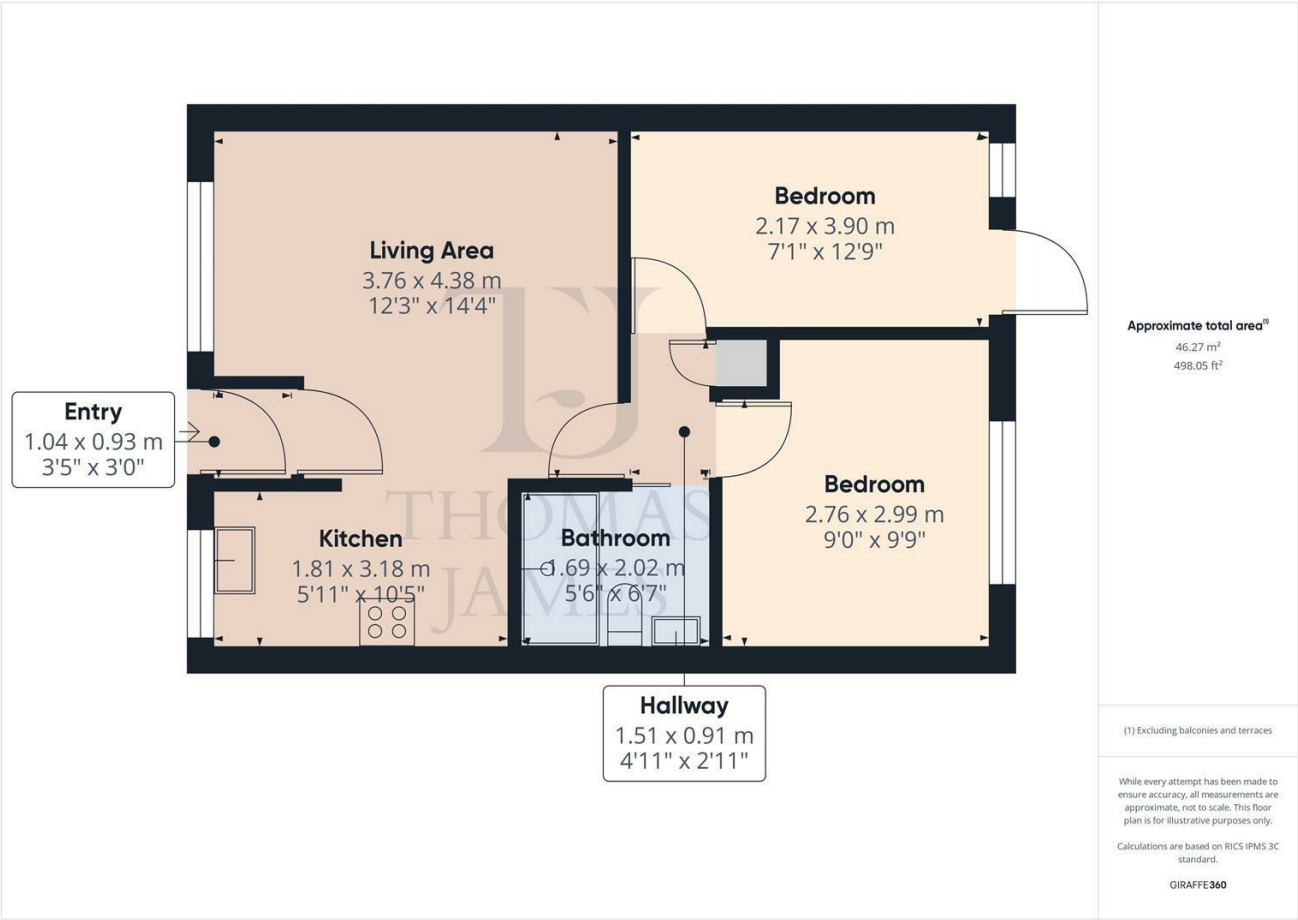
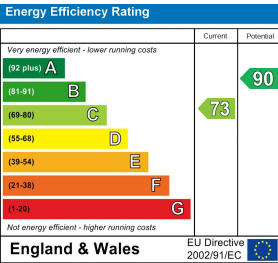
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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

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## 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.



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