



34 Cooper Gardens,
Ruddington, NG11 6AZ

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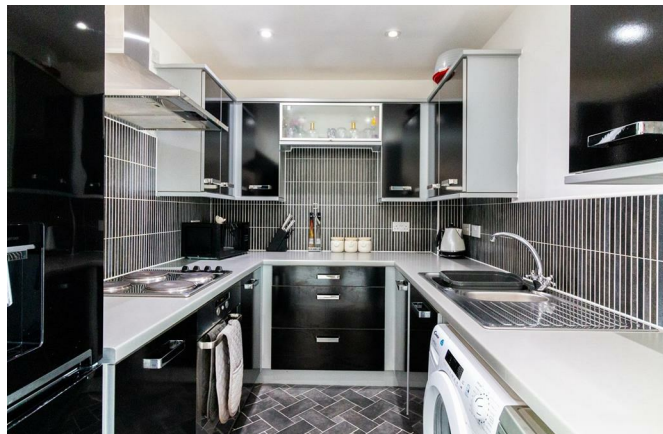
This beautifully well presented apartment occupies a third floor position and provides accommodation including an entrance hall, two bedrooms, a fitted bathroom, and a dual aspect open plan living/dining area opening to the kitchen.

Benefiting from a security entry system, double glazing, and electric heating, the property also has an allocated car parking space.

Situated in the popular South Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of facilities including shops, restaurants, schools, a doctors surgery, and the country park. Main road routes and local transport links gives access to neighbouring villages, and to Nottingham City Centre.

Viewing is highly recommended. An ideal first time or investment purchase.

Asking Price £155,000





Directions

Cooper Gardens can be located off Pasture Lane, Ruddington.

COMMUNAL ACCOMMODATION

Communal Entrance Door

Opens to the:-

Communal Entrance Hall

With stairs rising to all floors. Apartment 34 can be located on the third floor.

PRIVATE ACCOMMODATION

Entrance Door

Opening to the:-

Entrance Hall

Two double glazed windows to the rear elevation, two ceiling light points, night storage heater, built in double cupboard, intercom entry handset, wall mounted RCD unit, doors into the bathroom, two bedrooms and the open plan living/dining area.

Bathroom

Fitted with a white suite comprising a low flush wc, a wash hand basin, and a bath with an electric shower over.

Tiled effect vinyl floor covering, part tiled walls, ceiling spot lights, extractor fan, chrome electric heated towel rail.

Open Plan Living/Dining Area

Double glazed windows to the front and rear elevations, two ceiling light points, two night storage heaters, open to the:-

Kitchen

Fitted with a range of wall and base units, tiled splash backs and roll edge work surfaces, one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space and plumbing for both a washing machine and a dishwasher, space for a fridge/freezer, built in electric oven, and a built in four ring electric hob with an extractor hood over. Ceiling spot lights.

Bedroom One

Double glazed window to the front elevation, ceiling light point, electric heater, loft access hatch (giving access to the part boarded loft space above).

Bedroom Two

Double glazed window to the front elevation, ceiling light point, electric heater, built in triple wardrobe with clothes hanging rail.

OUTSIDE

The property has an allocated car park space on site.

LEASEHOLD

We understand that the property is leasehold.

We are advised by the vendor that there are 110 years remaining on the lease.

They have also advised that the service charge is £850 is payable every six months, plus the ground rent of £125 per year.

For further information, please contact Thomas James Estate & Letting Agents.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2023/2024 £1,832.93.

Referral Arrangements

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants 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.

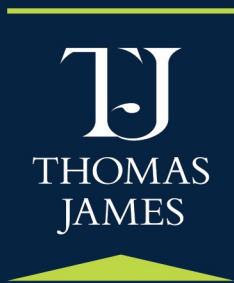
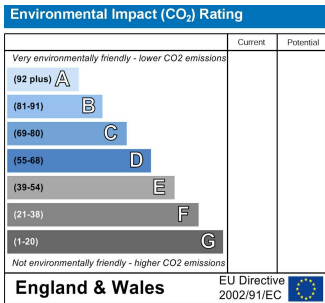
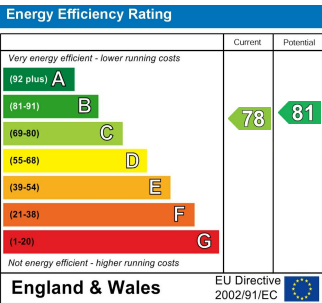


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MONEY LAUNDERING

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.



Thomas James Estate Agents
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Nottinghamshire, NG11 6EH

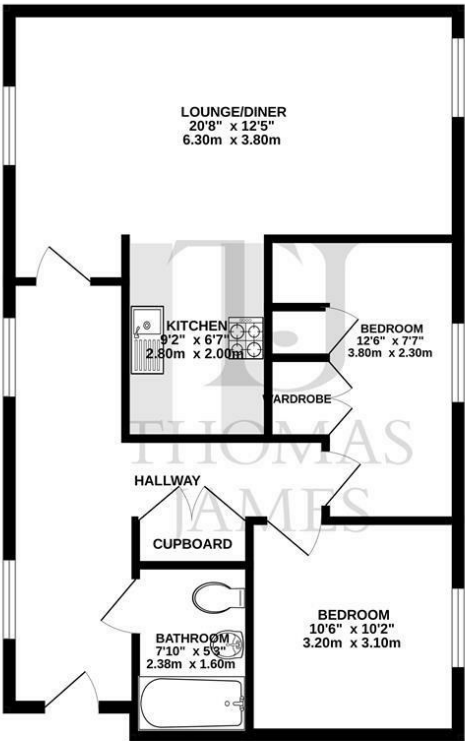
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GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA: 682 sq.ft. (63.3 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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