



2 Shrimpton Court,
Ruddington, NG11 6GY

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This link detached bungalow provides accommodation including; an entrance hallway, a lounge with patio doors opening to the patio and the communal gardens at the rear, plus a fitted kitchen, two bedrooms (both with built in wardrobes), and a modern shower room.

Benefiting from gas central heating, and double glazing, the property also has a car port to the side providing off road parking and access to a timber storage shed.

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.

Viewing is recommended.

Offers Over £250,000





ACCOMMODATION

The double glazed entrance door opens into the entrance hallway. The entrance hallway has a radiator, a ceiling light point, a loft access hatch, a storage cupboard (with a light and shelving), and doors into the lounge, both bedrooms, and the shower room.

Bedroom two has a double glazed window to the front, a ceiling light point, a radiator, and built in wardrobes.

Bedroom one also has a double glazed window to the front, a ceiling light point, a radiator, plus built in wardrobes, over head storage, and bedside tables.

The shower room has a modern suite comprising a shower enclosure with a mains fed shower fed, and a vanity unit incorporating the wash hand basin, the wc, and storage. There is a window to the side, tiling to the walls, a heated towel rail, ceiling spot lights, a wall mounted mirrored medicine cabinet, and an emergency pull cord.

The lounge has a radiator, two ceiling light points, an emergency pull cord, access to the kitchen, and double glazed sliding patio doors opening to the patio area and communal gardens at the rear.

The kitchen has a range of wall and base units, tiled splash backs, work surfaces, a sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, plus a built in fridge/freezer, a built in oven, and a built in hob. There is a double glazed window to the rear, ceiling spot lights, part tiled walls, tiled effect flooring, and a storage cupboard.

OUTSIDE

At the front of the property there is a lawned garden, with a planted shrub border, and a pathway to the entrance door.

The car port at the side provides off road parking and houses a timber storage shed.

To the rear of the property there is a small patio area (with an awning over) leading onto the communal gardens. These communal gardens are laid mainly to lawn, with decorative planted areas.

Leasehold Information

We are advised that the property is leasehold. There is monthly service charge of approx. £188.24.

We are also informed that the lease started on 01/06/1988 for 999 years.

For more information, please contact Thomas James Estate Agents.

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.

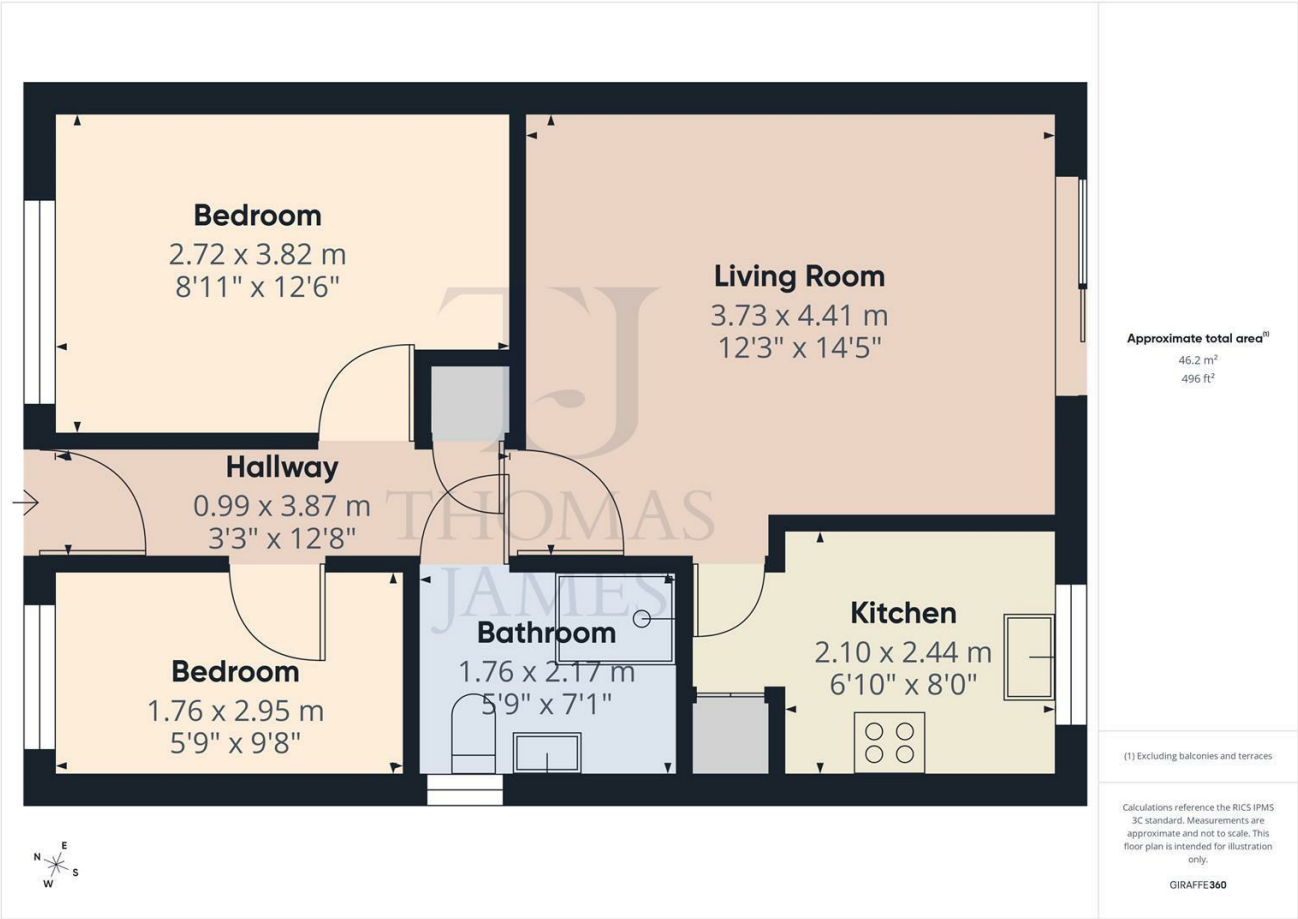
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MONEY LAUNDERING

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.

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		



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