



44 Leys Road,  
Ruddington, NG11 6JL

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Offered to the market with no upward chain, this ground floor flat will make an ideal first time purchase.

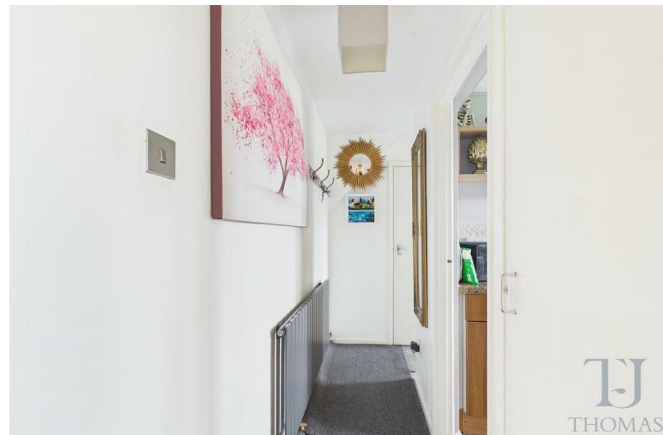
The property provides accommodation including; an entrance lobby, an entrance hallway, a living room, a kitchen, a bedroom, and a fitted wet room.

Benefiting from gas central heating, and double glazing, the property also enjoys the use of communal garden areas which overlook the green to the front.

Situated in the highly regarded south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of local facilities including shops, churches, a doctors surgery, restaurants and a country park. Main road routes and local transport links give access to Nottingham, Leicester and neighbouring villages.

Viewing is recommended.

**Guide Price £110,000**





## ACCOMMODATION

The composite entrance door (with glazed panels) opens into the entrance lobby. The entrance lobby has a storage cupboard, and a single glazed entrance door opening into the entrance hallway.

The entrance hallway has three storage cupboards, a radiator, and doors into the bedroom, the living room, the kitchen, and the wet room.

The bedroom has a window to the front, a radiator, and a ceiling light point.

The living room has window to the rear, overlooking communal gardens, a radiator, a ceiling light point, and a feature electric fire set in a surround.

The kitchen has a range of wall, drawer and base units, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, and space for a cooker with an extractor hood over. The boiler is housed in a cupboard here, there is a window to the rear, part tiling to the walls, vinyl floor covering, and a ceiling light point.

Completing the accommodation, the wet room has a tiled shower cubicle with an electric shower, a wall mounted wash hand basin, and a wc. There is a window to the rear, and a radiator.

## OUTSIDE

At the front of the property there is a communal garden, with lawns, clothes hanging areas, and a pathway to the entrance door. There are also pleasant views to Ruddington Green from this area.

## Leasehold Information

We are advised that the property is leasehold, with 87 years remaining on the existing lease and a monthly charge payable of £68.53.

For more information, please contact Thomas James Estate Agents.

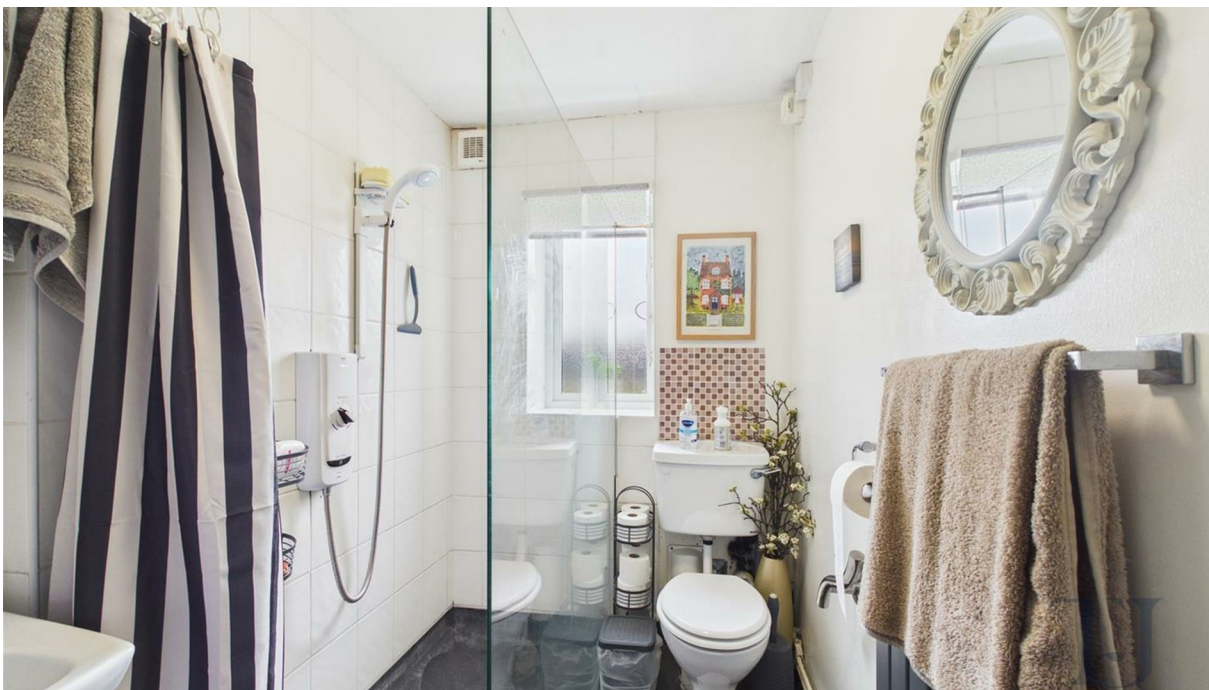
## Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2026/2027 £1,787.85.

## 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.



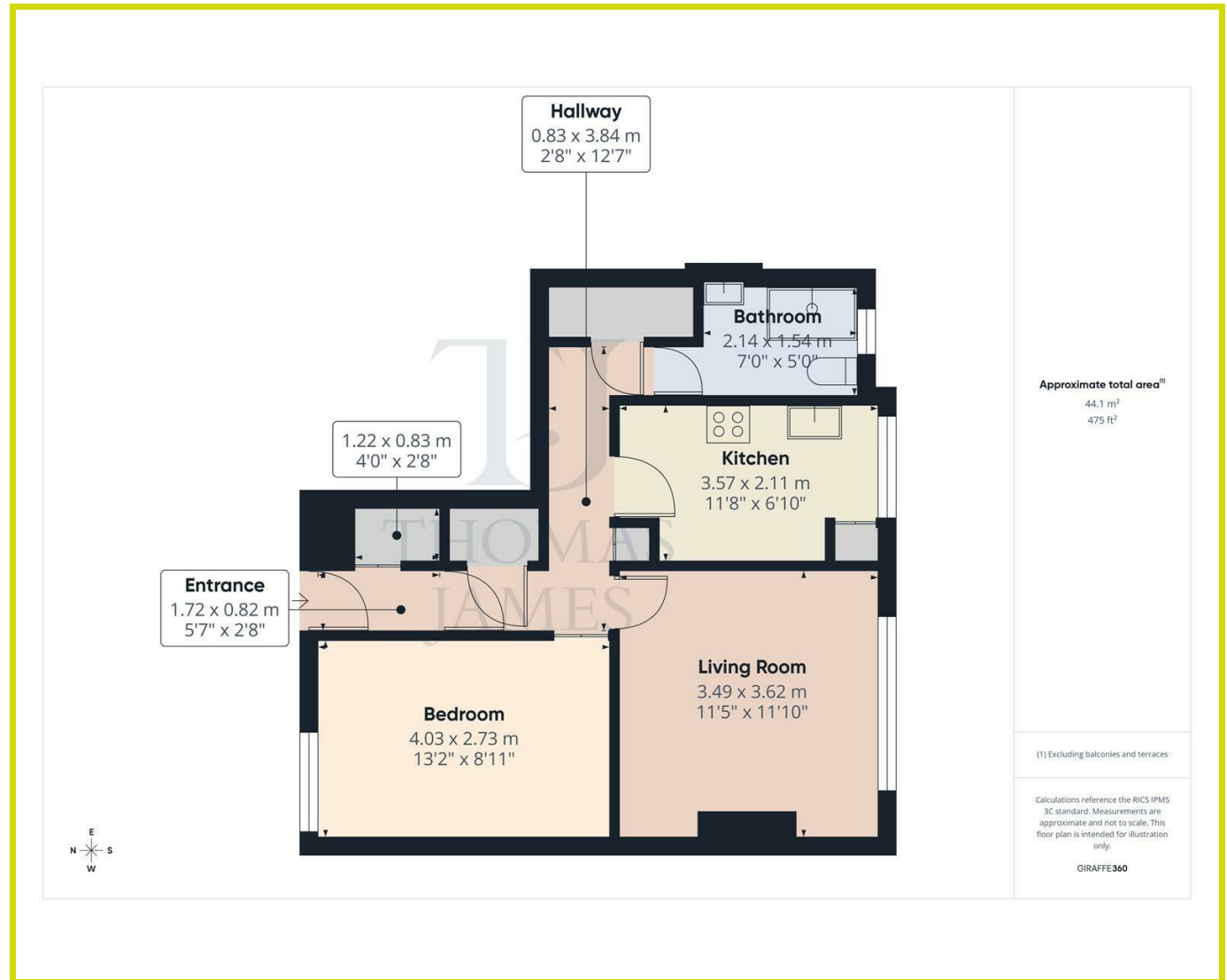
## DISCLAIMER NOTES

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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