



24 Sellars Avenue,  
Ruddington, NG11 6JP



# 24 Sellars Avenue, Ruddington, NG11 6JP

Occupying a ground floor position, this apartment provides accommodation including; a breakfast kitchen, a lounge/dining room, an inner hall, two bedrooms (one with built in wardrobes), and a fitted bathroom.

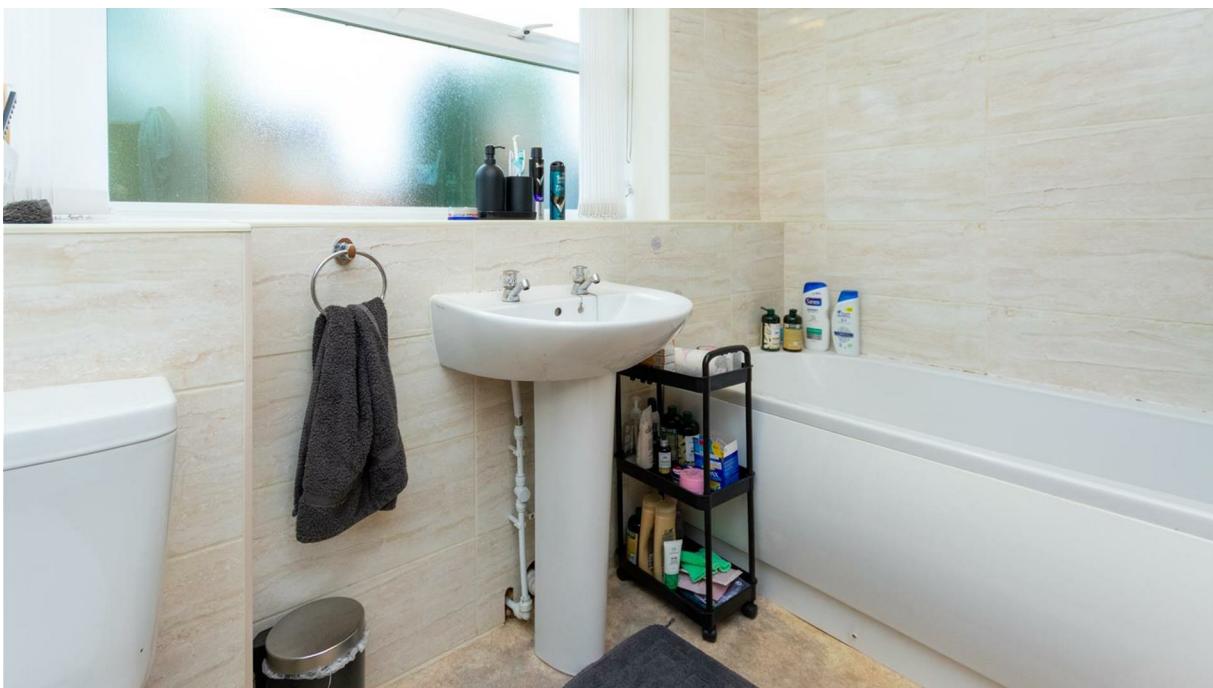
The property benefits from gas central heating and double glazing, and has access to the communal gardens.

Situated close to the heart of the highly regarded south Nottinghamshire village of Ruddington, the property is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery and country park. Main road routes and local transport links give access to neighbouring villages, and to Nottingham City Centre.

Offered to the market with no upward chain. An ideal investment or first time purchase.

Guide Price £150,000





## ACCOMMODATION

The entrance door opens to the breakfast kitchen.

Fitted with a range of wall, drawer and base units, the breakfast kitchen has a stainless steel sink and drainer unit with a mixer tap over, space for a fridge/freezer, plus a built in electric oven, and an electric hob with an extractor hood over. The recently installed gas boiler is housed in a wall cabinet here, there is a breakfast bar, a window to the front, tiled flooring, ceiling spot lights, a heated towel rail, and a door to the lounge/dining room.

The lounge/dining room has a window to the front, a radiator, two ceiling light points, and a door to the inner hall.

From the inner hall, there is access to a useful storage cupboard, and doors into two bedrooms and the bathroom.

The bathroom has a bath with a shower and mixer tap over, a wash hand basin, and a wc. There is a window overlooking the garden, tiled walls, and ceiling spot lights.

Bedroom one has a window to the front, a ceiling light point, a radiator, and a range of built in wardrobes with sliding doors.

Bedroom two has a window overlooking the garden, a radiator, and a ceiling light point.

## OUTSIDE

The property has an external store, and access to the communal gardens.

## Leasehold Information

We are advised that the property is leasehold, with 92 years remaining on the original lease.

We have been advised that their is a monthly maintenance charge of £175.00

For more information, please contact Thomas James Estate Agents.

## Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,642.02.

## Referral Arrangement Note

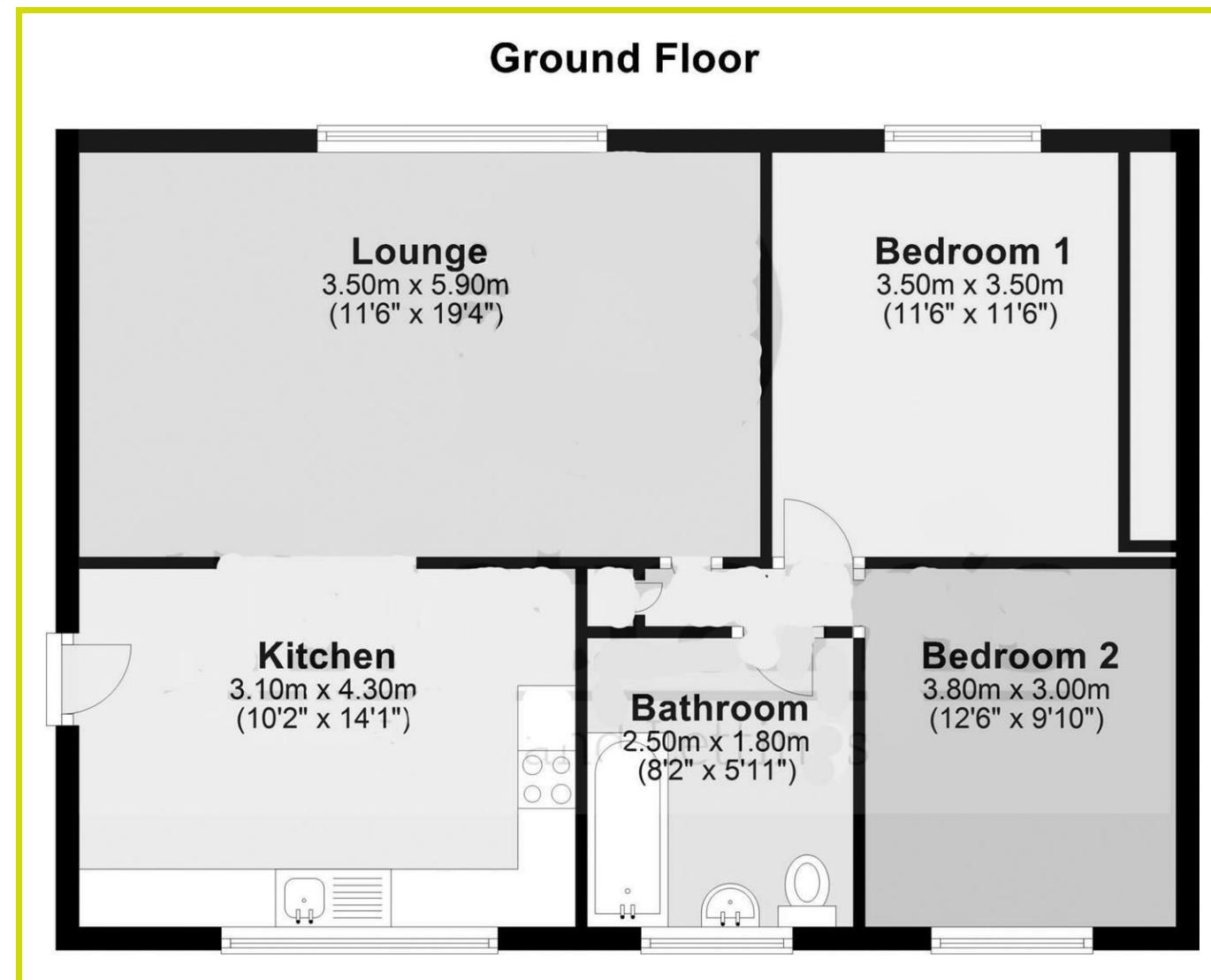
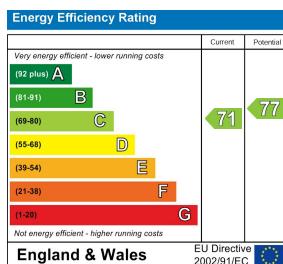
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## MONEY LAUNDERING

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Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: [ruddington@tjea.com](mailto:ruddington@tjea.com) | Web: [www.tjea.com](http://www.tjea.com)

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