



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 there is a monthly maintenance charge of £175.00

For more information, please contact Thomas James Estate Agents.

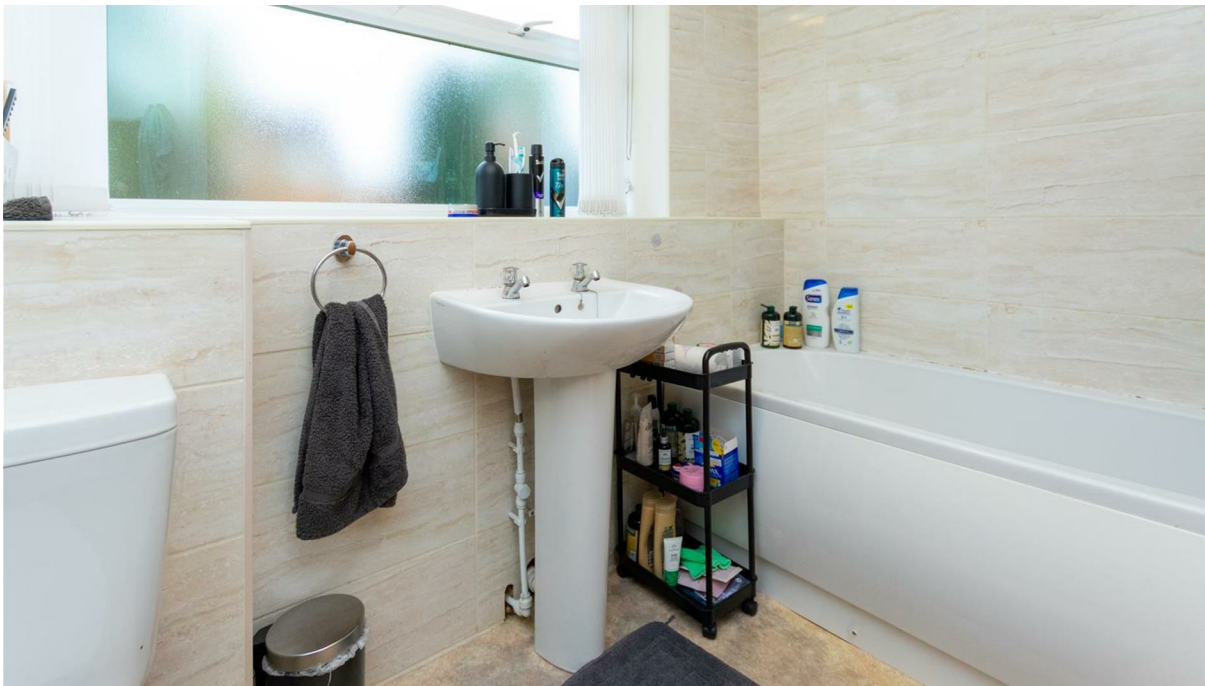
## Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,642.02.

## Referral Arrangement Note

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.





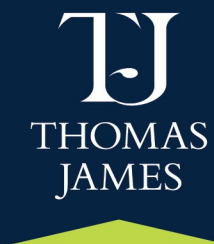
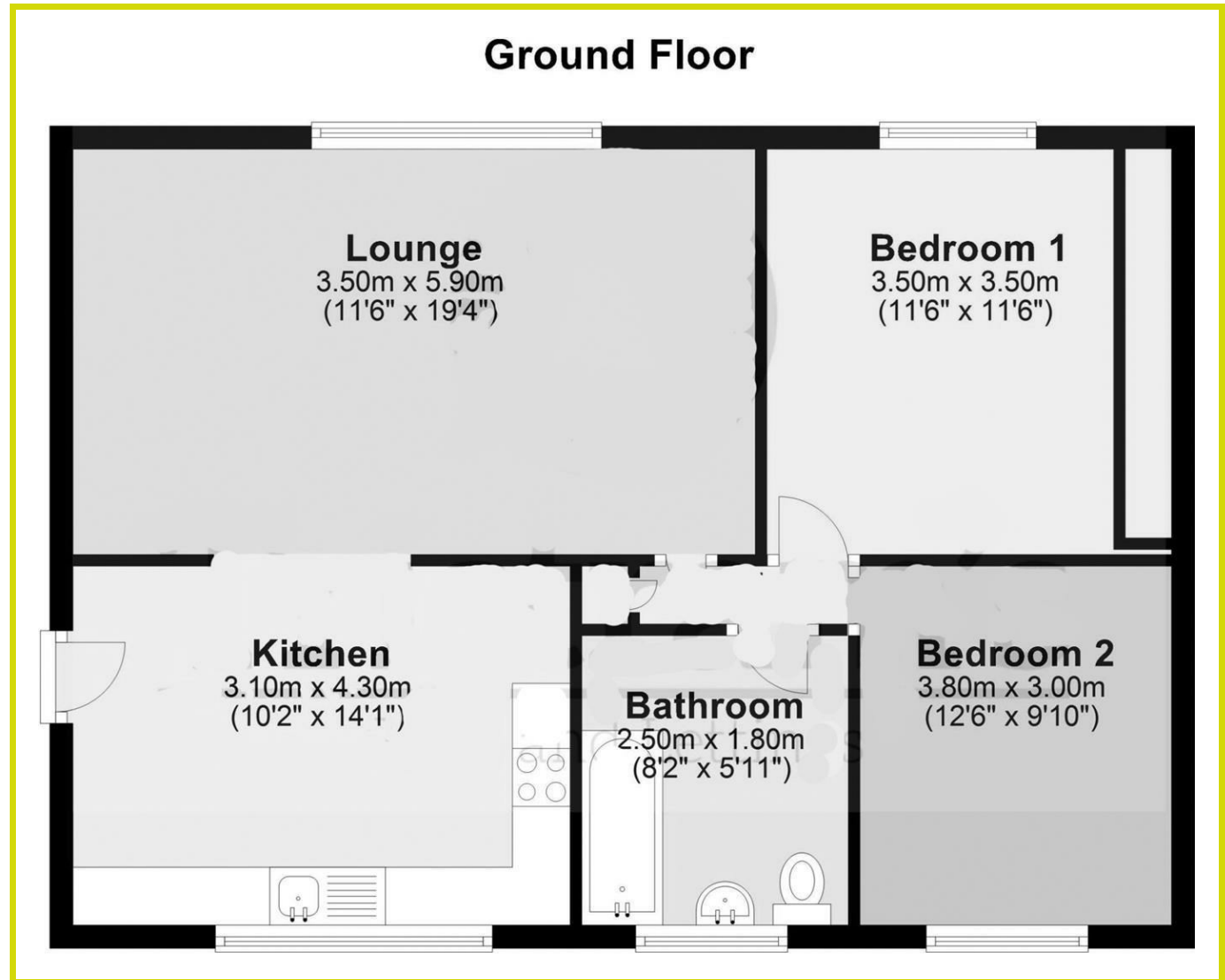
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## MONEY LAUNDERING

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) <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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