



Apartment 28, Manor Lodge,  
Ruddington, NG11 6DU

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\*\*\*\* CHURCHILL LIVING - MANOR LODGE DEVELOPMENT \*\*\*\*

This modern apartment is within easy reach of the heart of Ruddington village. Two Bedrooms.

Occupying a quiet position on the first floor, the apartment provides accommodation including an entrance hall, two bedrooms (one with a walk in dressing area, and an en-suite shower room), a bathroom, and an open plan reception which incorporates the living area and the fitted kitchen.

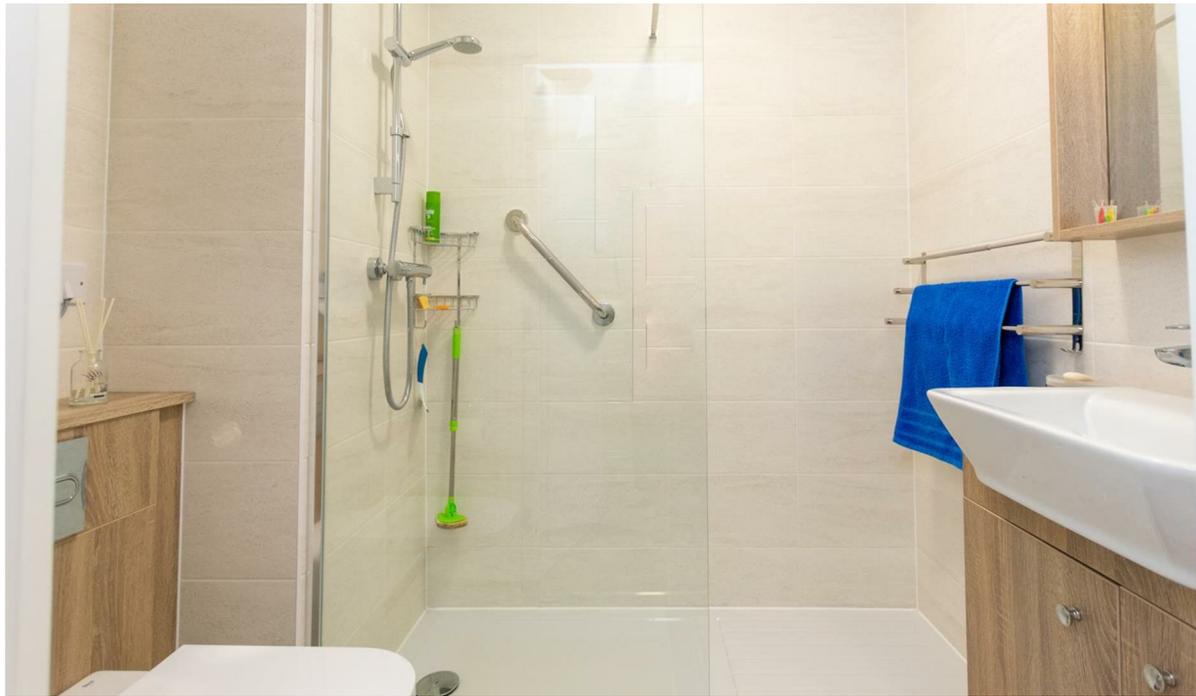
Benefiting from electric heating, a video entry system, intruder alarm, and double glazing, the property also has access to the well maintained, landscaped communal gardens, and parking areas. The development has a lift serving all floors, an owners lounge with coffee bar, and a guest suite available for visitor use.

The highly regarded south Nottinghamshire village of Ruddington, enjoys a wealth of facilities including shops, schools, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre.

Viewing is essential!

Guide Price £340,000





## ACCOMMODATION

The entrance door opens to the entrance hall.

Both bedrooms overlook the front. Bedroom one has a walk in dressing area, and an ensuite shower room, which is fitted with a shower cubicle, a wc, and a wash hand basin set in a vanity unit.

The bathroom is fitted with a bath with a shower attachment over, a wash hand basin, and a wc set in vanity units. There is also a storage cupboard and airing cupboard here.

The open plan reception incorporates the living area and kitchen. The living area overlooks the front, and is open to the kitchen area, which is fitted with wall, drawer and base units, with work surfaces over, has a sink and drainer unit with a mixer tap over, and a range of built in appliances including a washing machine, a fridge, a freezer, and a ceramic hob

## MANOR LODGE

Manor Lodge comprises just 43 self contained, one and two bedroom apartments.

The development features landscaped communal gardens and parking areas, plus a coffee Bar and owners' lounge (with WIFI).

There is a guest suite, complete with a shower room, for the use of visitors if required.

The communal areas within the development, both inside and outside, are immaculately presented and maintained.

There is also a warden on site, and an excellent level of security including video entry system and intruder alarms.

## LEASEHOLD

We understand that the annual service charge for the property is £1772.55

Please contact Thomas James for further information.

Manor Park Residence charge is also charged - amount TBC

## Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,189.36.

## 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.

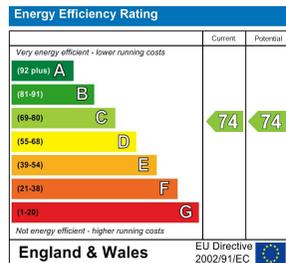


## DISCLAIMER NOTES

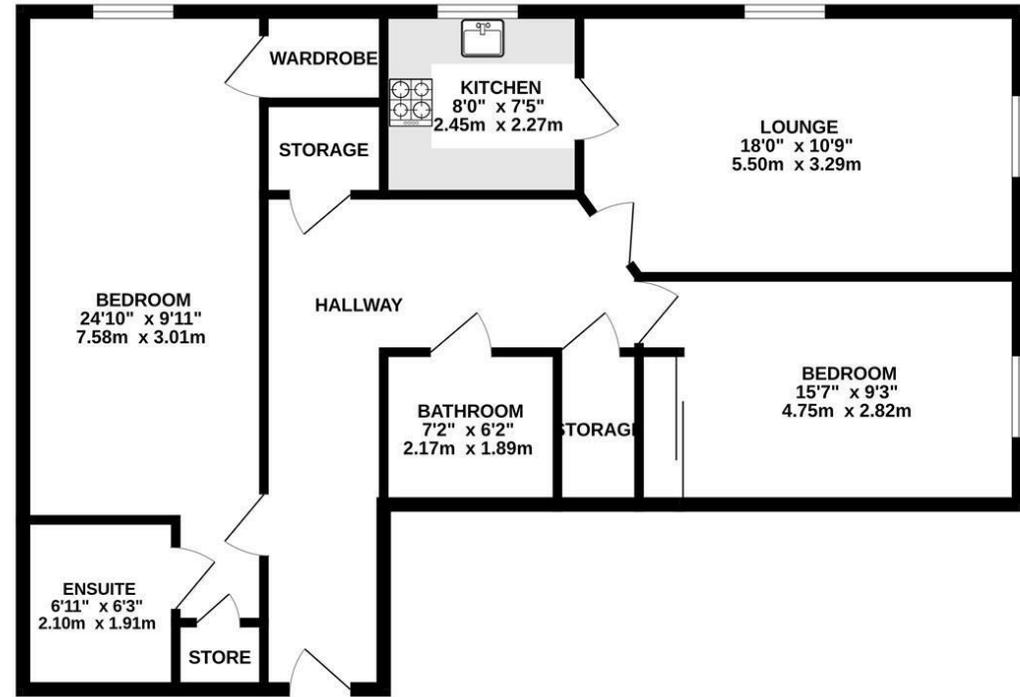
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## MONEY LAUNDERING

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.



GROUND FLOOR  
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA: 931 sq.ft. (86.5 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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