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Asking Price £260,000 Leasehold

1 Bedroom, Apartment - Retirement

9, Manor Lodge Manor Park, Ruddington, Nottingham, Nottinghamshire, NG11 6DS

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Manor Lodge

Manor Lodge in Ruddington is a charming development of 43, one and two-bedroom retirement apartments situated within the private Manor Park Estate. Ruddington is a large village in the heart of Nottinghamshire, steeped in history. The Village and Framework Knitters Museums show the history of stocking manufacture and the Nottingham Heritage Railway is also nearby.

Manor Lodge is ideally situated for the village centre, offering a wide cross section of independent shops, a library, cafes, pubs, a Co-op supermarket, medical centre, pharmacy and Post Office. The Village Hall offers various activities to enjoy including dance and exercise classes.

For Golf lovers, Ruddington Grange Golf Club is not far away together with Rushcliffe Country Park and Wollaton Park Hall.

The Lodge Manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Manor Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Manor Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Manor Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



# Property Overview

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom ground floor apartment with a patio and direct access to the communal garden. The property offers deceptively spacious accommodation throughout and is presented in good order.

The Lounge offers ample space for living and dining room furniture. A door opens onto the Patio area.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a freezer and washer/dryer.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.



# Features

- One bedroom ground floor apartment with Patio area
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- A Guest Suite is available for your friends and family to stay in.
- 24 hour Careline system for safety and security
- Owners' private car park
- Close to the town centre & excellent transport links
- Lift to all floors
- Buggy store



# Key Information

Service Charge (Year ending 30th November 2024) £2,363.41 per annum.

Ground rent £575.00 per annum. To be reviewed June 2032

Council Tax Band G

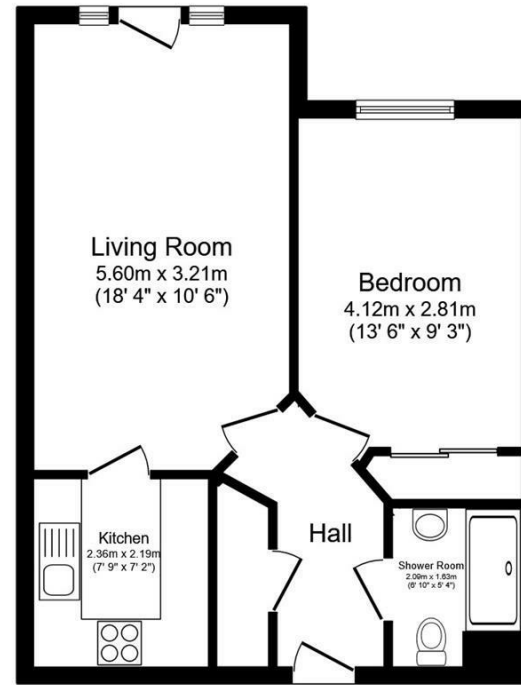
999 year Lease commencing June 2022

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: C



Total floor area 45.9 m<sup>2</sup> (494 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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