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## Manor Lodge Manor Park

Ruddington | NG11 6DS | Prices From £387,950

**ROYSTON  
& LUND**

- Retirement apartment
- Owners lounge
- More apartments available
- Close to Country park
- EPC rating TBC
- Two bedrooms
- Recently built
- No chain
- Leasehold
- Council tax band TBC

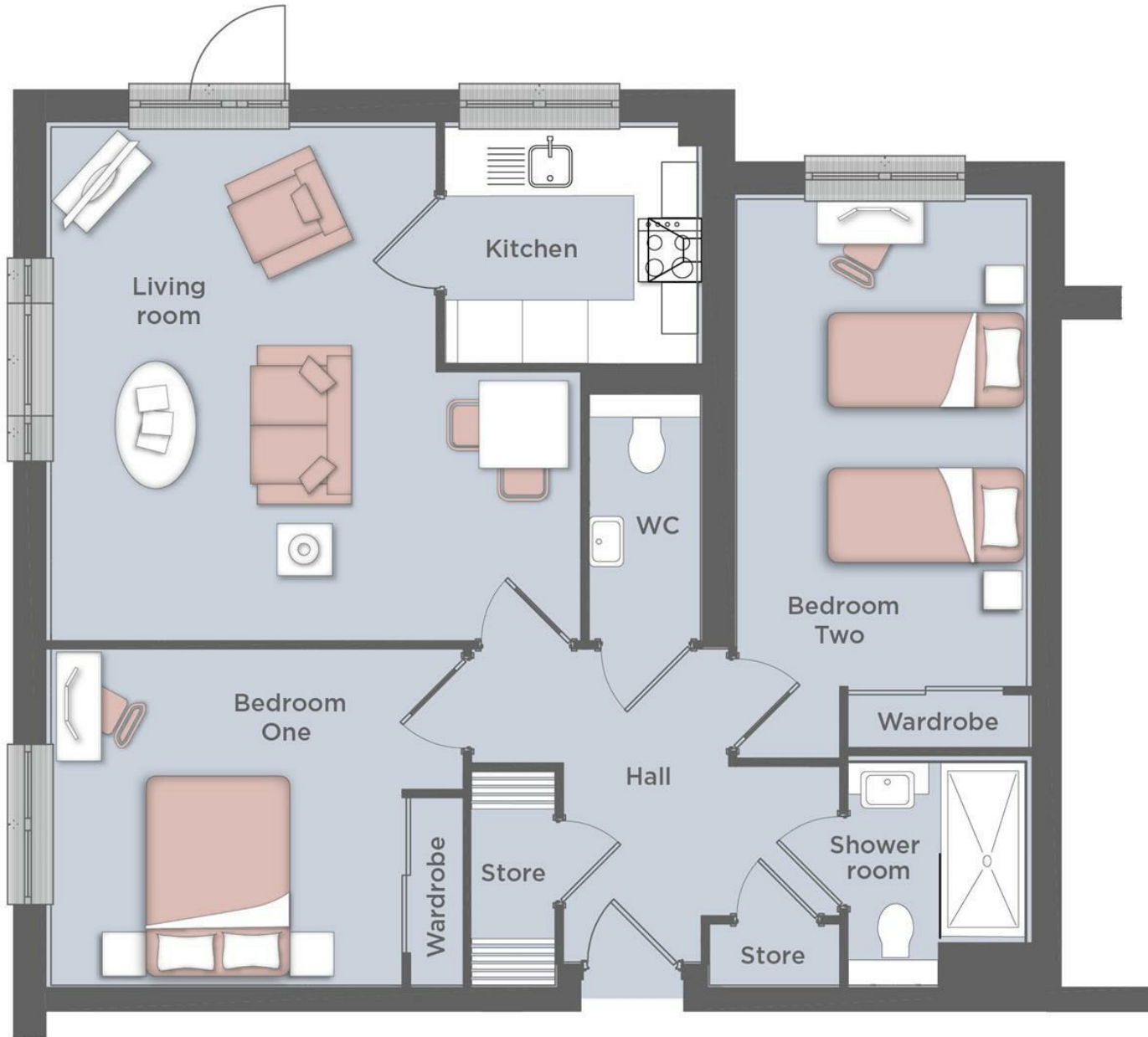




We are pleased to present this brand new retirement development – Manor Lodge on the leafy Manor Park private road in Ruddington and are enjoying the retirement they deserve..



Manor Lodge comprises of 43 one and two bedroom apartments and features a Coffee Bar and Owners' Lounge, giving Owners the perfect place to sit together and have a catch up over a hot drink, or nestle in the corner with a good book. Our first owners have now moved in, call us today to find out more.



### EPC

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

**England & Wales** EU Directive 2002/91/EC

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