



Apartment 35, Manor Lodge,
Ruddington, NG11 6DU

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This brand new apartment is situated on the exclusive Manor Lodge retirement development, close to the heart of the sought after south Nottinghamshire village of Ruddington.

Occupying a second floor position, the east facing apartment provides approximately 809.66 sq ft of accommodation which includes an entrance hall, a fitted kitchen, a lounge/dining room, two bedrooms, a shower room, and a guest wc.

Boasting a Juliette style balcony, walk in wardrobe, carpets, curtains and light fittings, the property also has access to the communal gardens surrounding the homes at Manor Lodge.

We are pleased to confirm that first owners have now moved into this brand new retirement development at Manor Lodge, on the leafy Manor Park private road in Ruddington and are enjoying the retirement they deserve! Call us today to find out more!

Viewing is highly recommended.

(PLEASE NOTE SOME CGI IMAGES ARE USED)

Asking Price £387,950





Manor Lodge

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

The development also features communal gardens and parking areas, a Coffee Bar and Owners' Lounge.

PRIVATE ACCOMMODATION

The property provides approximately 809.66 sq ft of accommodation.

Private Entrance Door

Opening into the:-

Entrance Hall

Two store cupboards, doors into the lounge/dining room, two bedrooms, the guest wc, and the:-

Shower Room

Fitted with a shower cubicle, a low flush wc, and a wash hand basin set in a vanity unit.

Bedroom One

Window to the side elevation, ceiling light point, electric heater, built-in wardrobe.

Lounge / Dining Room

Large feature window to the side elevation, lighting, electric heater, door to the:-

Kitchen

Fitted with a range of wall, drawer and base units, roll edge work surfaces, stainless steel sink and drainer unit with a mixer tap, built-in electric cooker and a four ring electric hob.

Window to the front elevation.

Bedroom Two

Window to the front elevation, ceiling light point, electric heater.

Guest WC

Fitted with a low flush and a wash hand basin.

OUTSIDE

The property enjoys access to the communal gardens.

Leasehold

Leasehold information is to be made available direct from the Churchill Retirement Living. Appointments to be made with The Lodge to discuss fees including service charge.

Service charge costs for each individual properties are available from the Lodge Manager. Water rates are included in the service charges together with all electrics used in the communal area.

Additional as with all leasehold apartments, they are subject to ground rent. These are reviewed after seven years and are calculated in line with inflation and linked to the Retail price Index.

Council Tax Band

Council Tax Band TBC

Directions

Manor Lodge can be found off Manor Park, from Wilford Road, Ruddington.

Ruddington

The sought after south Nottinghamshire village of Ruddington is conveniently situated for access to Nottingham City Centre, the QMC and the M1.

The village itself enjoys a wealth of local facilities including excellent restaurants, public houses, shops, a library, schools and the award winning Rushcliffe Country Park.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants 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

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

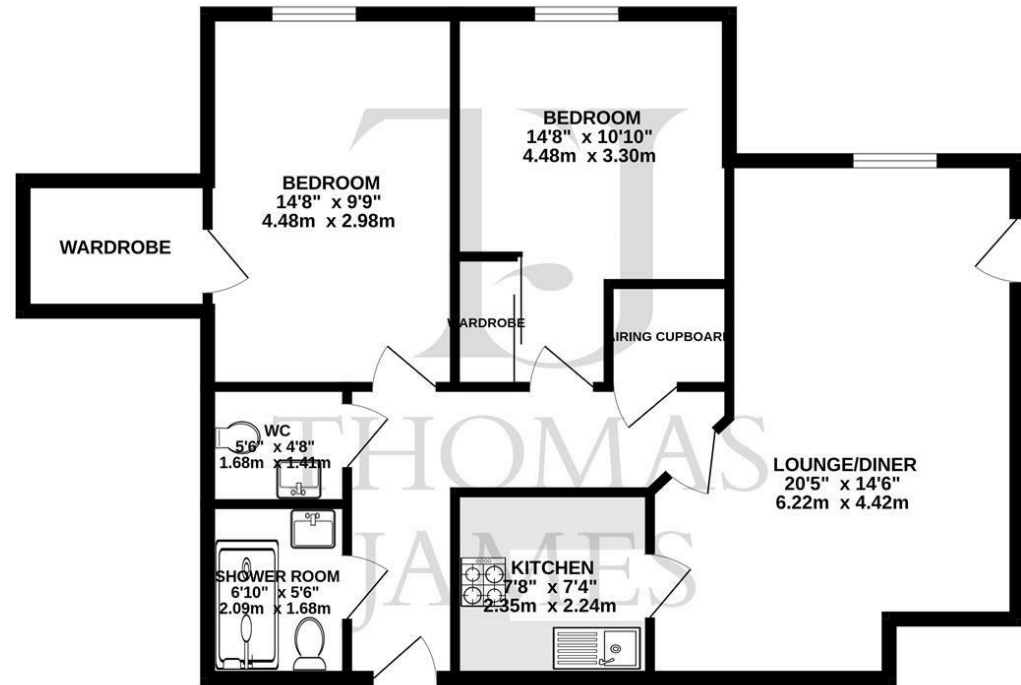
MONEY LAUNDERING

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.

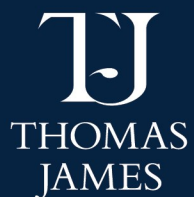
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



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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