



27 Barleylands,
Ruddington, NG11 6JG

TJ
THOMAS
JAMES

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****REDUCED FOR A QUICK SALE****

This well proportioned apartment will make an ideal first time buy or investment purchase!

Occupying a first floor position, the apartment provides accommodation including an entrance hall, a spacious lounge, a fitted kitchen, inner hallway to two bedrooms, and a bathroom.

Benefiting from gas central heating with a combination boiler, the property also enjoys communal gardens, and a residents parking area.

Situated in the popular South Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of facilities including shops, restaurants, schools, churches, a doctors surgery and a country park.

Viewing is recommended.

Guide Price £125,000





GROUND FLOOR ACCOMMODATION

Entrance Door

Leading into:-

Communal Hallway

Allocated storage cupboard, stairs rising to the first floor accommodation.

FIRST FLOOR ACCOMMODATION

Entrance Door

Giving access into:-

Entrance Hallway

Storage cupboard housing the central heating boiler, laminate flooring, ceiling light point, doors giving access into the lounge and the:-

Dining Kitchen

Fitted with a range of wall and base units, with laminate work surfaces over, inset stainless steel sink and drainer with tiled splashbacks, space and plumbing for both a washing machine and tumble dryer, space for a cooker and tall fridge freezer.

Window to the rear elevation, two ceiling light points, laminate flooring, space for a table and chairs, storage cupboard, radiator.

Lounge

Window to the front elevation, two ceiling light points, laminate flooring, radiator, access into:-

Inner Hallway

Loft access hatch (giving access to the loft space above), laminate flooring, ceiling light point, storage cupboard, doors giving access to the two bedrooms, separate w/c and the bathroom.

Bedroom One

Window to the front elevation, ceiling light point, radiator.

Bedroom Two

Window to the rear elevation, laminate flooring, storage cupboard, ceiling light point, radiator.

Bathroom

Fitted with a two piece suite comprising a bath with shower over, and a pedestal wash hand basin.

Opaque window to the rear elevation, vinyl floor covering, ceiling light point, fully tiled to the walls.

Separate W/C

Fitted with a low level flush w/c. Opaque window to the rear elevation, vinyl floor covering, ceiling light point.

OUTSIDE

The property enjoys communal gardens, has access to a resident's parking area, and a storage cupboard.

Leasehold

We are informed by the seller that there are 92 years left on the lease. We have also been advised that there is a yearly ground rent of £10 and a monthly service charge of £82 (Variable).

Agent Note

Front Elevation photo take prior to scaffolding being erected

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.

Directions

Barleylands can be located off Asher Lane from The Green, Ruddington.

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.

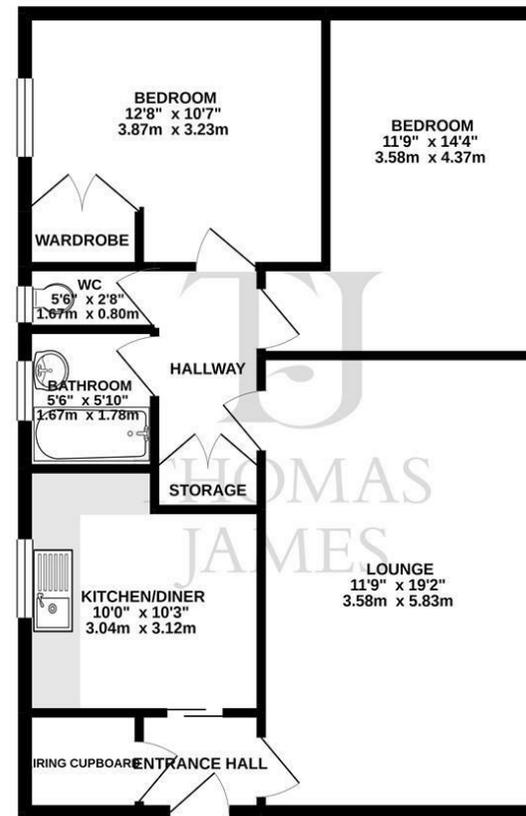
MONEY LAUNDERING

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			
(69-80) C		74	76
(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
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.5 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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