



Apartment, Manor Lodge,  
Ruddington, NG11 6DU

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Welcome to Manor Lodge in the picturesque Manor Park, Ruddington!

This charming apartment boasts a cosy reception room, perfect for relaxing or entertaining guests. With one spacious bedroom and a well-appointed bathroom, this property offers comfort and convenience in one package.

Nestled in a sought-after location, this apartment is ideal for those looking for a peaceful retreat while still being close to local amenities. Whether you're a first-time buyer, downsizing, or seeking an investment opportunity, Manor Lodge has something for everyone.

Don't miss the chance to make this apartment your own and enjoy the tranquillity of Manor Park living. Contact us today to arrange a viewing and take the first step towards owning a piece of this delightful neighbourhood!

CALL TO ARRANGE AN APPOINTMENT!!

Asking Price £263,950





### **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.

### **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 to be confirmed.

### **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.

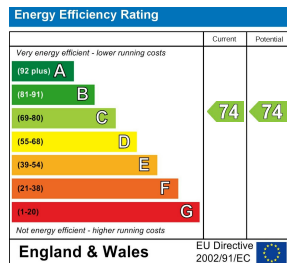


## DISCLAIMER NOTES

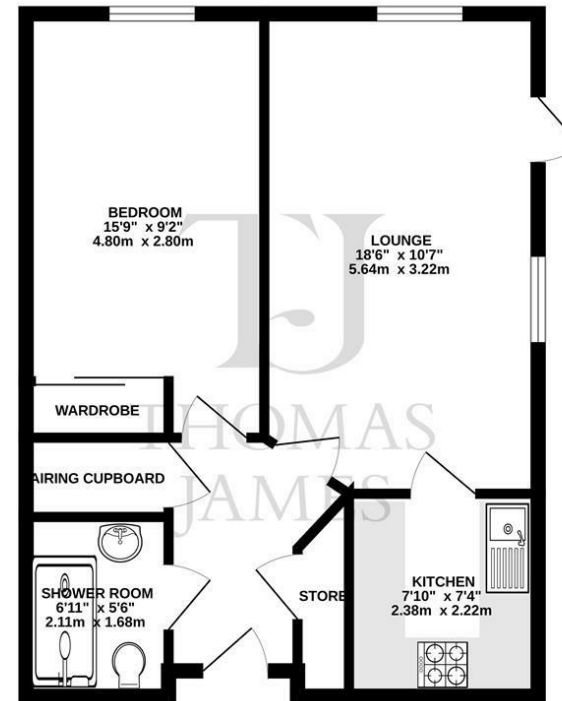
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## MONEY LAUNDERING

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



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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