



Apartment 27, Manor Lodge,  
Ruddington, NG11 6DU

# Apartment 27, Manor Lodge, Ruddington, NG11 6DU

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

This stunning apartment is in immaculate condition, perfect for those looking for a modern and stylish living space.

Occupying a first floor position, the apartment provides approximately 809.66 sq ft of accommodation which includes an entrance hall, a fitted kitchen, a lounge/diner with a balcony overlooking the communal gardens, a bathroom, and two large bedrooms (the master bedroom also having an en-suite shower room).

The apartment benefits from electric heating and double glazing, and boasts a neutral decor throughout.

Don't miss the opportunity to make this apartment your new home. With its prime location and access to amenities, Manor Lodge is the perfect place to create new memories and enjoy a comfortable lifestyle.

**Guide Price £380,000**





## ACCOMMODATION

As you step inside, you'll be greeted by the bright airy hallway. Here there is ample storage, and doors into two bedrooms, the bathroom, and the lounge/diner.

The two spacious double bedrooms, both feature mirrored sliding door wardrobes, providing ample storage space while adding a touch of elegance to the rooms. The master bedroom is complete with its own en-suite shower room.

The lounge/diner is a cozy haven, with access to a private balcony which enjoys views of the well maintained communal gardens. From the lounge/diner, a glazed door opens to the modern and light kitchen, which is fitted with base and wall units, square edged worktops, a sink, an electric hob, an oven, an integrated washing machine, and a fridge freezer.

The main bathroom includes a panelled bath with shower and glazed screen over, plus a toilet, and a vanity unit with inset sink.

## 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.

The communal areas within the development, both inside and outside, are immaculately presented and maintained.

## Leasehold

We understand that the annual service charge for the property is £3,545.11, and that ground rent will be charged at £625.00 per annum.

Please contact Thomas James for further information.

## Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,189.36.

## Referral Arrangement Note

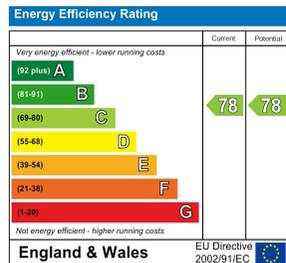
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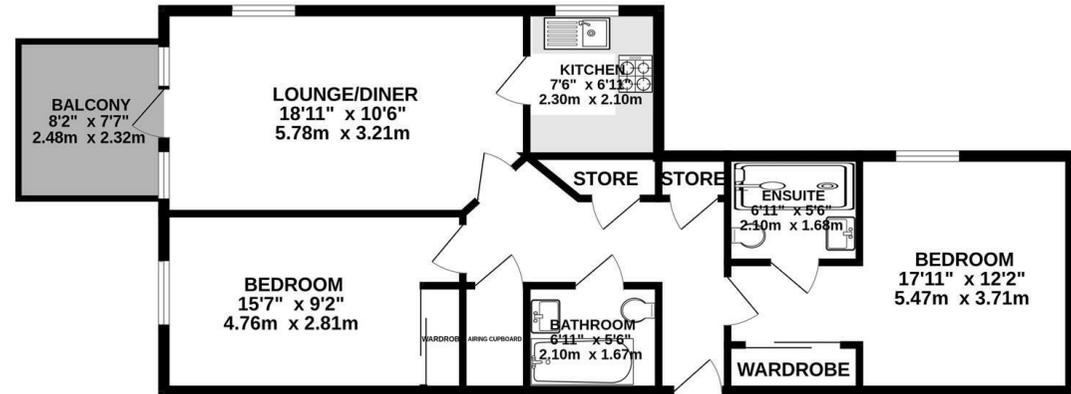
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## GROUND FLOOR



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