



9 Manor Lodge, Manor Park,
Ruddington, NG11 6DU

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This modern apartment is situated on the exclusive Churchill Living, Manor Lodge (Over 55s) development, close to the heart of the sought after south Nottinghamshire village of Ruddington.

Occupying a ground floor position, the apartment provides accommodation including an entrance hall, a fitted shower room, a bedroom, a lounge with French doors opening to a patio, plus a fitted kitchen.

Benefiting from electric heating, the property also has access to the communal garden areas on the development.

The village of Ruddington enjoys a wealth of local facilities including shops, schools, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre.

Offered to the market with no upward chain. Viewing is essential!

Guide Price £250,000





ACCOMMODATION

The entrance door opens to the entrance hall. From here, there are doors into the shower room, the bedroom, and the lounge/dining room. There is also a storage cupboard.

The shower room is fitted with a large shower cubicle, a wc set in a vanity unit, and a wash hand basin, also set in a vanity unit.

The lounge/dining room has French doors, with windows to both sides, opening to the patio area. A part glazed door opens from the lounge/dining room, into the kitchen.

Fitted with wall and base units, the kitchen has a stainless steel sink and drainer unit with a mixer tap over, and built in appliances including a washing machine, a fridge/freezer, a single oven, and a four ring electric hob with an extractor hood over.

Completing the accommodation, the bedroom with a built in wardrobe, overlooks the gardens.

Manor Lodge

Manor Lodge comprises just 43 self contained, one and two bedroom apartments. There is a Lodge Manager on site during the day and a Careline emergency call system that operates 24 hours a day.

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 £575.00 and that ground rent will be charged at £2363.40 per annum. An annual payment is also charged for Manor Park Residency/.

Please contact Thomas James for further information.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,915.71.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson 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.

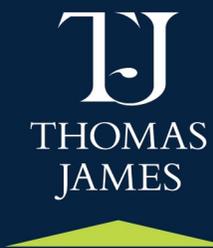
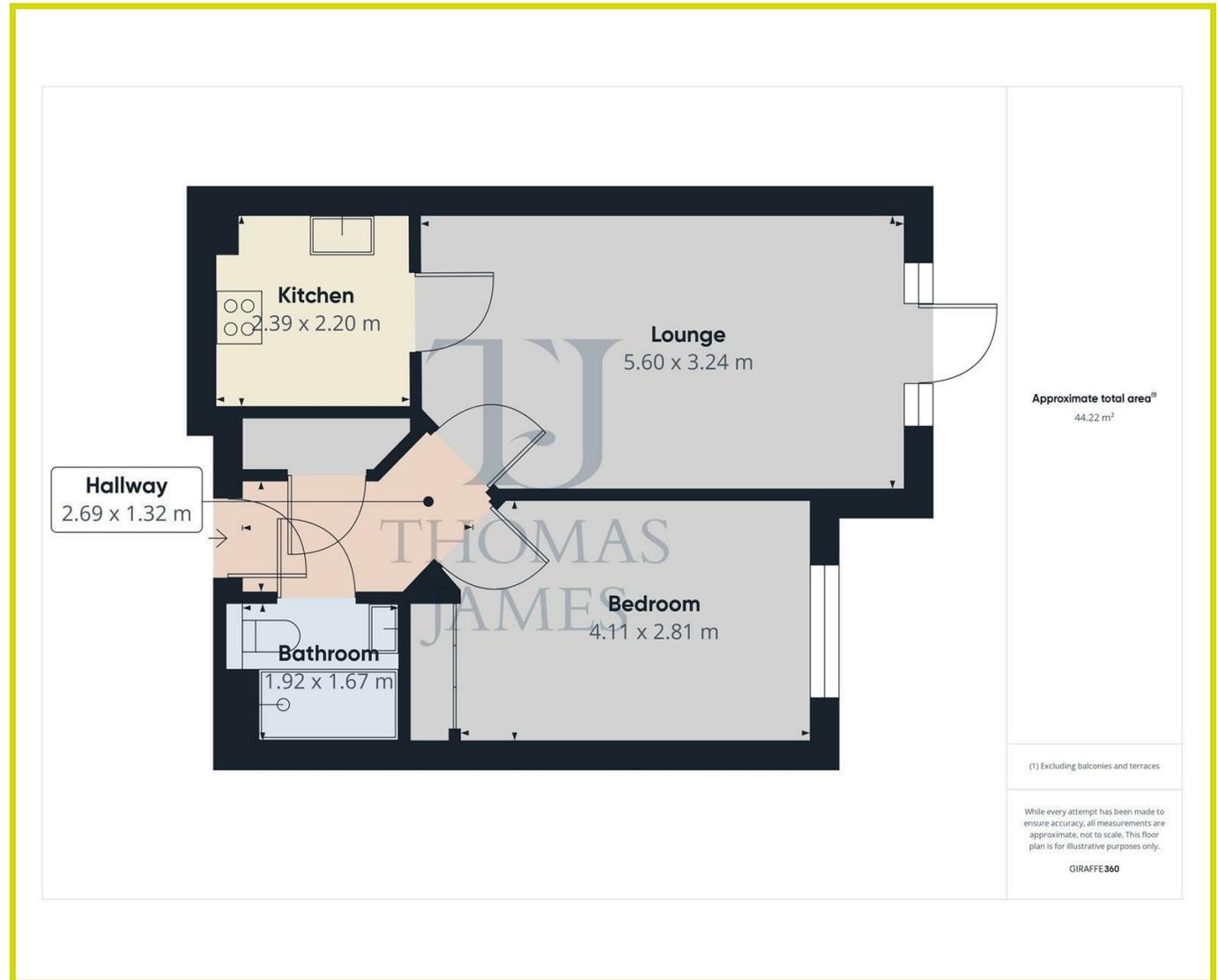
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These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers 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		80	80
(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	



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