



Apt 36 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 quiet corner position on the second floor, the apartment provides accommodation including an entrance hall, a fitted shower room, a bedroom, a lounge with French doors opening to a patio/balcony, 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 £285,000



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ACCOMMODATION

The entrance door opens to the entrance hall. From here, there are doors into the shower room, the bedroom, and the living room. There is also a storage cupboard (with a light, and housing the meters), and a further shelved cupboard housing (with a light, and housing the hot water cylinder).

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

Overlooking the rear, the bedroom has built in wardrobes with mirrored doors. There is a loft access here.

The lounge/dining room has French doors opening to the patio area, which has space for a table and chairs, plus a window overlooking the side, and a door opening to the kitchen.

Fitted with wall and base units, and square edge work surfaces, the kitchen has a stainless steel sink and drainer unit with a mixer tap over, plus a built in gas oven, and a four ring gas hob with an extractor hood over. There is a window overlooking the gardens.

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 £2364, and that ground rent will be charged at £ 575.00 per annum.

Manor Park Annual Resident Fee of £345.00

Please contact Thomas James for further information.

Council Tax Band

Council Tax Band A

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.



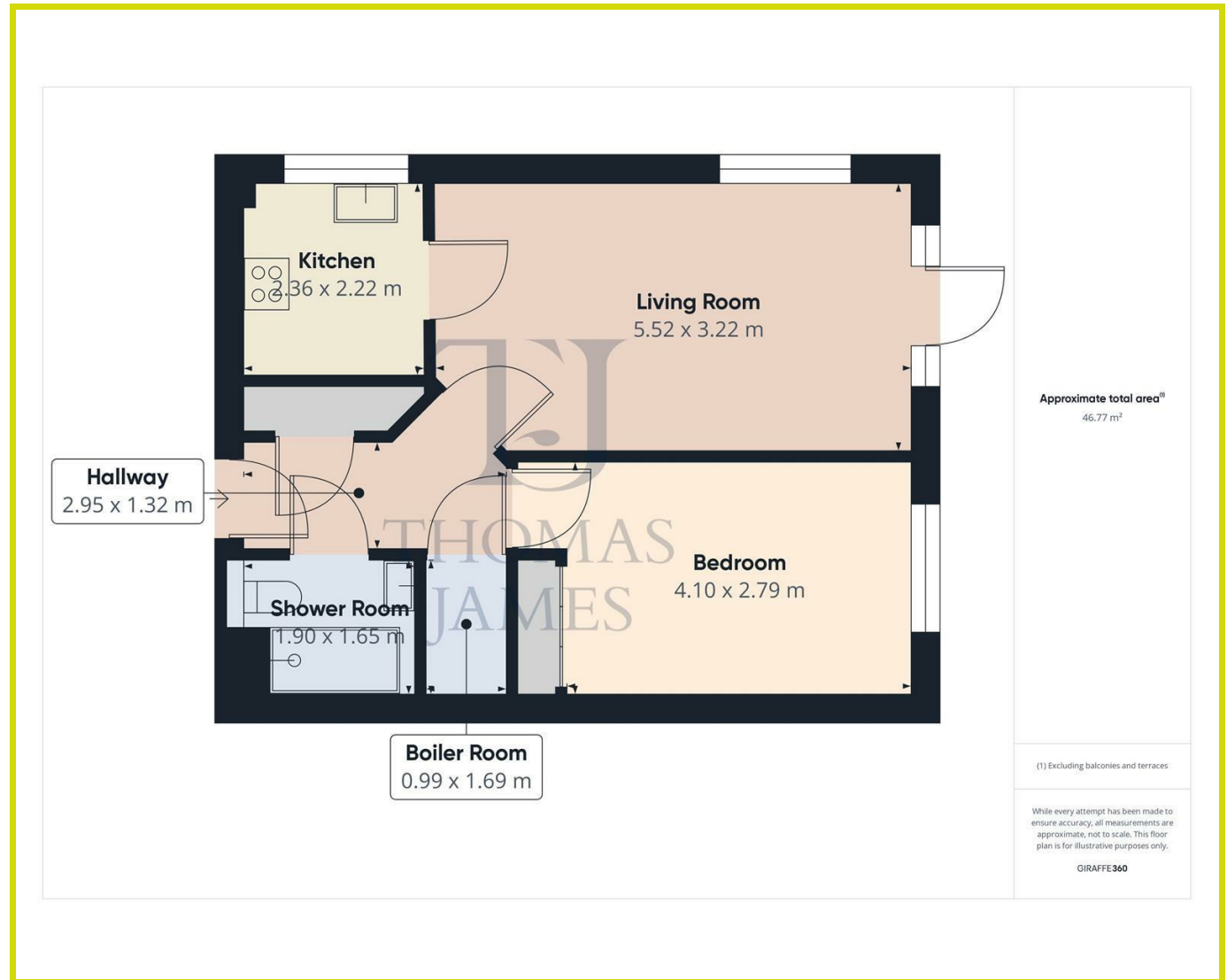
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MONEY LAUNDERING

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		
(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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