



54 Elms Park,  
Ruddington, NG11 6NT

**TJ**  
THOMAS  
JAMES



# 54 Elms Park, Ruddington, NG11 6NT

This semi detached bungalow provides accommodation including an entrance hall, a lounge with patio doors opening to the patio at the rear, a kitchen, two bedrooms (one with built in wardrobes), and a fitted wetroom.

Benefiting from gas central heating, the bungalow has a lawned garden to the front, a patio seating area to the rear, plus a garage at the side providing off road parking.

The property is situated on Shrimpton Court, a popular development of retirement bungalows, with a site manager on call, a residents lounge, well maintained communal gardens, and parking areas.

The development is within easy reach of a wealth of excellent facilities in the sought after south Nottinghamshire village of Ruddington including shops, 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 recommended.

**Guide Price £225,000**







## ACCOMMODATION

The composite entrance door opens to the entrance hall. The entrance hall has a loft access hatch, a storage cupboard, a radiator, a ceiling light point, and doors into both bedrooms, the wetroom, and the lounge.

The lounge has two ceiling light points, an electric fire set on a marble effect hearth with a wooden surround, a radiator, a door into the kitchen, and sliding patio doors opening to the patio.

Fitted with wall and base units, tiled splash backs and roll edge work surfaces, the kitchen has a stainless steel sink and drainer unit, space and plumbing for a washing machine, space for an under counter fridge and freezer, and space for a free standing cooker. The wall mounted boiler is housed here, there is a storage cupboard, a ceiling light point, an extractor fan, and a window overlooking the gardens.

The first bedroom overlooks the front, has a ceiling light point, a radiator, and sliding door wardrobes. The second bedroom also overlooks the front, and has ceiling light point, and a radiator.

Completing the accommodation, the wetroom is fitted with a low flush wc, a pedestal wash hand basin, and a shower cubicle with an electric shower. There is a window overlooking the garage, a radiator, an extractor fan, and a ceiling light point.

## OUTSIDE

At the front of the property there is a lawned garden, with mature shrubs, and a pathway to the entrance door.

There is a patio seating area to the rear of the property.

The GARAGE at the side of the property has an up and over door, and power and lighting connected.

(There are also well maintained communal gardens, and a communal parking area for residents and visitors).

## LEASHOLD & CHARGES

We have been advised that there is a monthly service charge of £165.00 and that there are 962 years remaining on the lease.

For further information, please contact Thomas James Estate Agents.

## 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.



## 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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>60</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: [ruddington@tjea.com](mailto:ruddington@tjea.com) | Web: [www.tjea.com](http://www.tjea.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

