



4 Rufford Walk,
Ruddington, NG11 6BB

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Occupying a ground floor position, this modern apartment provides accommodation including an open plan reception room incorporating the fitted kitchen area and a spacious lounge area, plus two double bedrooms, and a fitted wet room.

Benefiting from gas central heating with a combination boiler, the property also has one allocated car parking space on site.

Situated in the highly regarded south Nottinghamshire village of Ruddington, the property is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery and country park. Main road routes and local transport links give access to neighbouring villages, and to Nottingham City Centre.

Offered to the market with no upward chain, the property will make an ideal first time or investment purchase.

Guide Price £155,000





ACCOMMODATION

The entrance door opens to the entrance hall, which has two storage cupboards, doors into the two double bedrooms, and a wet room, and gives access to the open plan reception room.

The lounge area has a large floor to ceiling bay window, a ceiling light point, carpeted floor, and open access to the kitchen area. Fitted with a range of wall and base units, tiled splash backs and square edge granite work surfaces, the kitchen area has a stainless steel sink and drainer unit with a mixer tap over, an integrated fridge and freezer, an integrated dishwasher, plus a built in oven, and four ring gas hob with an extractor hood over. The wall mounted Baxi combination boiler is housed here, and there is laminate flooring.

Both double bedrooms have a window to the front, and a ceiling light point.

The wet room is fitted with a shower cubicle, a low flush wc, and a wall mounted wash hand basin. There are fully tiled walls, an extractor fan, and a heated towel rail.

OUTSIDE

The property has one allocated car parking space.

Leasehold Information

There are 980 year left remaining on the lease.

The monthly service charge is currently £185.44.

There is no ground rent as far as we have been made aware by our vendor.

For further details, 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

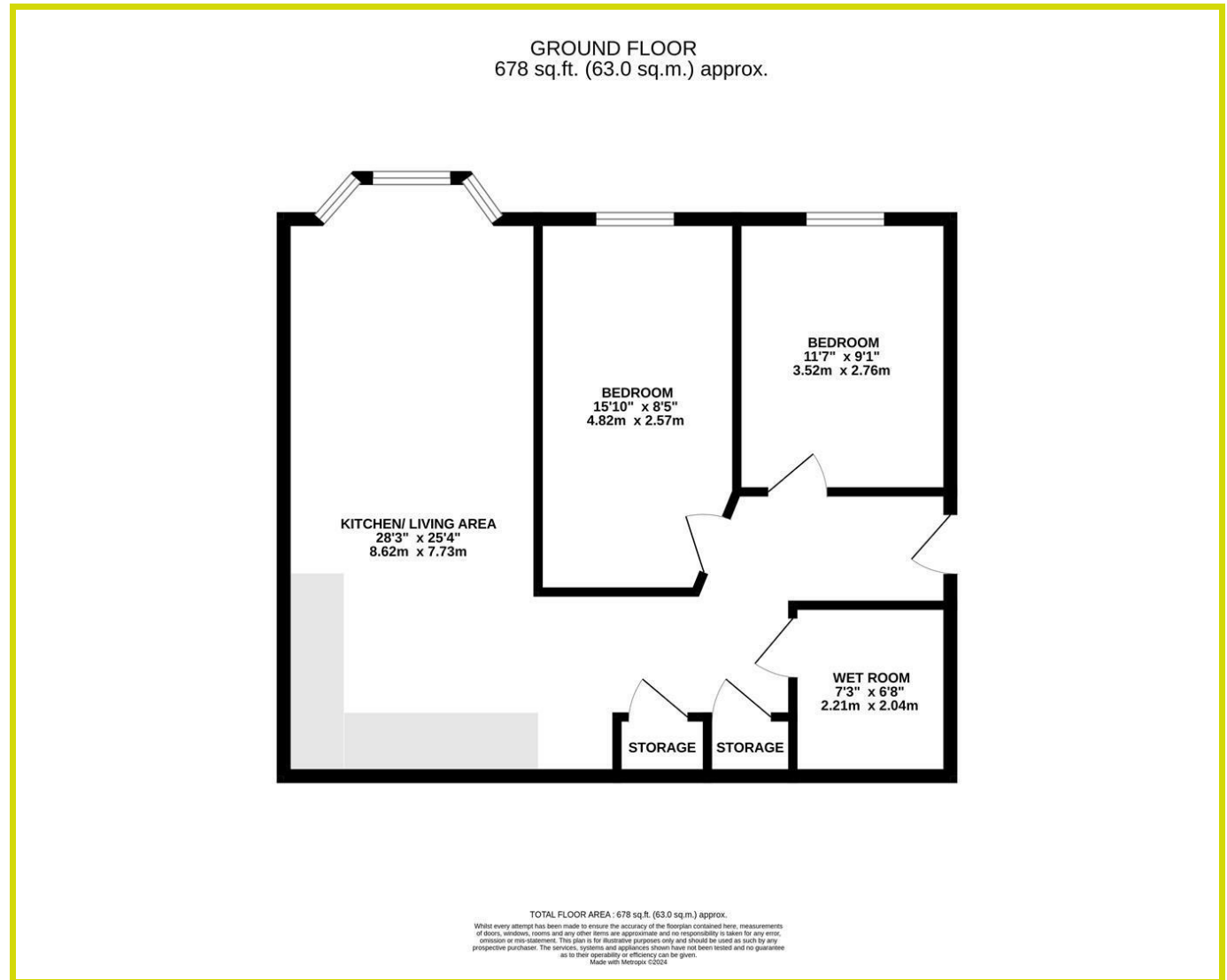
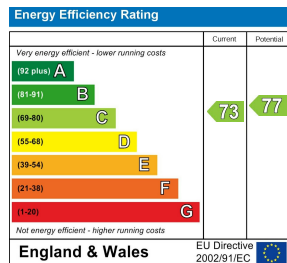
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