



1 Rufford Walk,
Ruddington, NG11 6BB

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Welcome to this charming ground floor apartment located in the picturesque Rufford Walk, Ruddington, Nottingham. This delightful property boasts two spacious double bedrooms, perfect for a small family or professionals looking for extra space.

The modern kitchen is ideal for whipping up delicious meals, while the sleek bathroom provides a relaxing retreat after a long day. The convenience of a ground floor apartment offers easy access and a sense of security.

Situated in the heart of Ruddington, this apartment provides a perfect blend of tranquillity and urban convenience. With its cosy atmosphere and contemporary features, this property is a wonderful opportunity for anyone looking to settle in a vibrant community.

Don't miss out on the chance to make this apartment your new home sweet home in Nottingham.

Guide Price £167,500





ACCOMMODATION

The entrance door opens to the entrance hall. From the entrance hall, there are doors into the two bedrooms and the fitted bathroom, access into the open plan kitchen/living space and one useful storage cupboard.

The recently refitted kitchen area has a range of wall and base units, tiled splash backs and roll edge work surfaces, composite sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, and integrated appliances including a fridge/freezer, a double oven, and a gas hob with an extractor hood over. The wall mounted boiler is housed here, there is a cluster ceiling light point, and open access to the living area.

The living area has cluster ceiling light points and floor to ceiling windows.

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

The bathroom is fitted with a paneled bath with a shower and glazed screen over, and a vanity unit incorporating the wc and wash hand basin. There is tiling to the walls, a ceiling light point, an extractor fan and a heated towel rail.

OUTSIDE

The property has an allocated car parking space.

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.



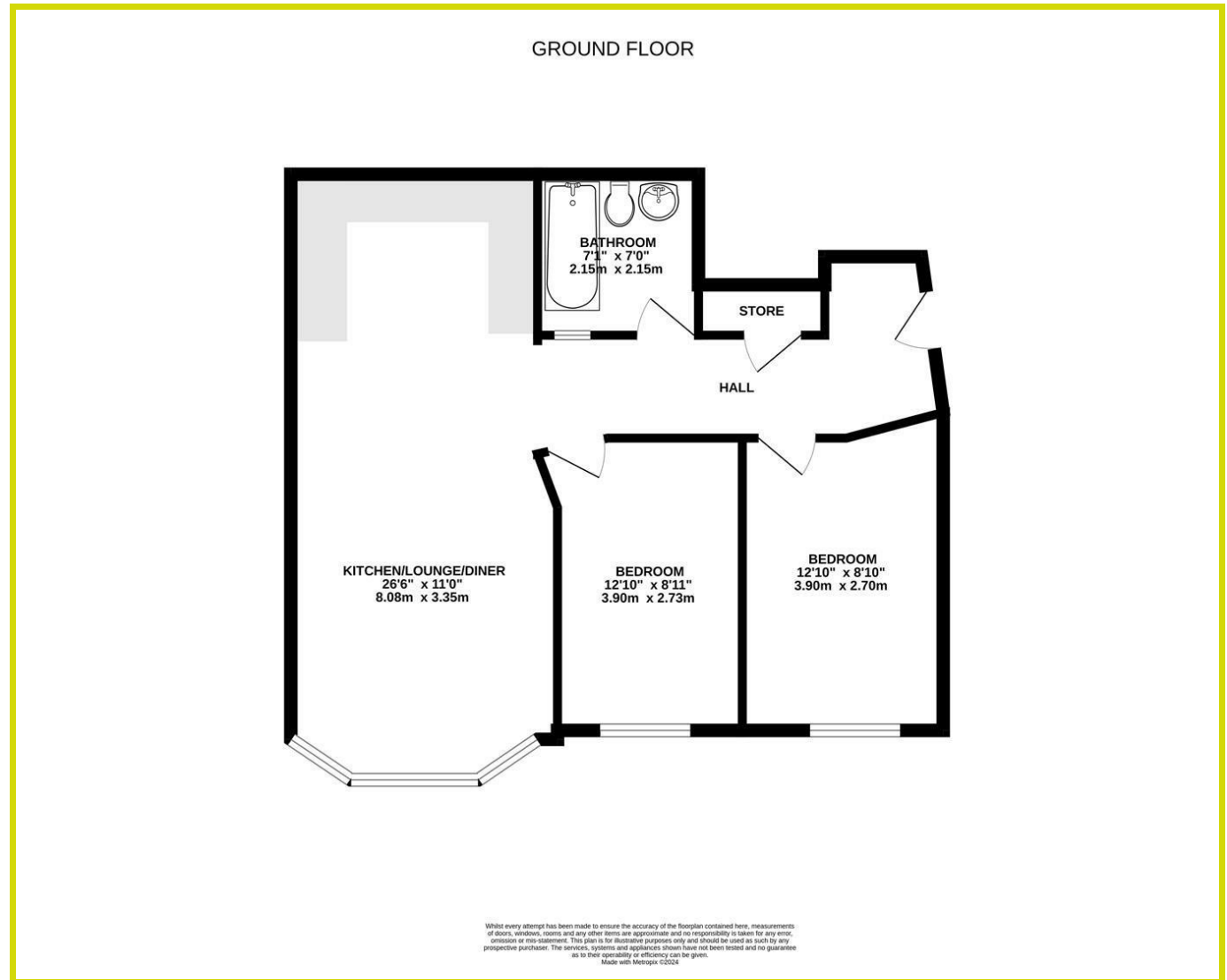
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MONEY LAUNDERING

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 | | 79 | 81 |
| (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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