

Apartment 23, Manor Lodge, Manor Park Ruddington, NG11 6DU



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This brand new apartment is situated on the exclusive Manor Lodge development, close to the heart of the sought-after south Nottinghamshire village of Ruddington.

*** CARPETS, CURTAINS, FIREPLACE AND LIGHT FITTINGS INCLUDED ***

Manor Lodge comprises 43 one and two bedroom apartments and features a Coffee Bar and Owners' Lounge, giving Owners the perfect place to sit together and have a catch up over a hot drink, or nestle in the corner with a good book.

This well proportioned apartment, with balcony provides accommodation which includes an entrance hall, a fitted kitchen, a lounge/dining room, plus a bedroom and a shower room.

The property also has access to the communal gardens surrounding the homes at Manor Lodge, along with a communal parking area.

We are pleased to confirm that first owners have now moved into this brand new retirement development at Manor Lodge, on the leafy Manor Park private road in Ruddington and are enjoying the retirement they deserve! Call us today to find out more!

Viewing is highly recommended.

Asking Price £284,950



















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.

PRIVATE ACCOMMODATION

The property provides approximately 525.71sq ft of accommodation.

Private Entrance Door Opening to the:-

Entrance Hall

Storage cupboard, doors into the lounge/dining room, the bedroom, and the:-

Shower Room

Fitted with a shower cubicle, a low flush wc, and a wash hand basin set in a vanity unit.

Lounge / Dining Room

Window to the front elevation, electric heater, door to the kitchen.

Kitchen

Fitted with a range of wall, drawer and base units, roll edge work surfaces, stainless steel sink and drainer unit with a mixer tap, built-in washer/dryer, fridge, electric cooker and a four ring electric hob.

Window to the side elevation.

Bedroom

Window to the front elevation, electric heater, lighting, builtin wardrobe.

OUTSIDE

The property enjoys a private patio area, along with access to the communal gardens.

There is also a communal parking area.

Leasehold

Leasehold information is to be made available direct from the Churchill Retirement Living. Appointment with The

Lodge to discuss fees including service charge

Service charge costs for each individual properties are available from the Lodge Manager. Water rates are included in the service charges together with all electrics used in the communal area.

Additional as with all leasehold apartments, they are subject to ground rent. These are reviewed after seven years and are calculated in line with inflation and linked to the Retail price Index.

Council Tax Band

Council Tax Band TBC

Directions

Manor Lodge can be found off Manor Park, from Wilford Road, Ruddington.

Ruddington

The sought after south Nottinghamshire village of Ruddington is conveniently situated for access to Nottingham City Centre, the QMC and the M1.

The village itself enjoys a wealth of local facilities including excellent restaurants, public houses, shops, a library, schools and the award winning Rushcliffe Country Park

Referral Arrangement Note

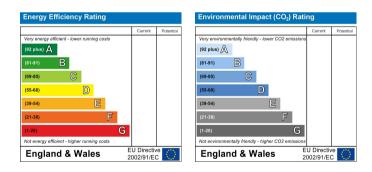
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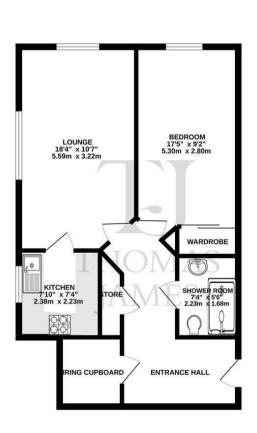




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GROUND FLOOR

617 sq.ft. (57.3 sq.m.) approx.

TOTAL FLOOR AREA: 617 sq.ft. (57.3 sq.m.) approx. White very attempt has been made to insure the accuracy of the floopian contained here, measurement doors, wides, roles and any other times are approached and in regionability is balan the any veriprospective purchase. The services, system and applications shown have not been tested and to guarantee as to their operating of editions, or be write.