



Manor Lodge,
Ruddington, NG11 6DU

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***GROUND FLOOR LUXURY APARTMENT WITH THE BENEFIT OF
ACCESS ONTO A PRIVATE PATIO AND COMMUNAL GARDENS***

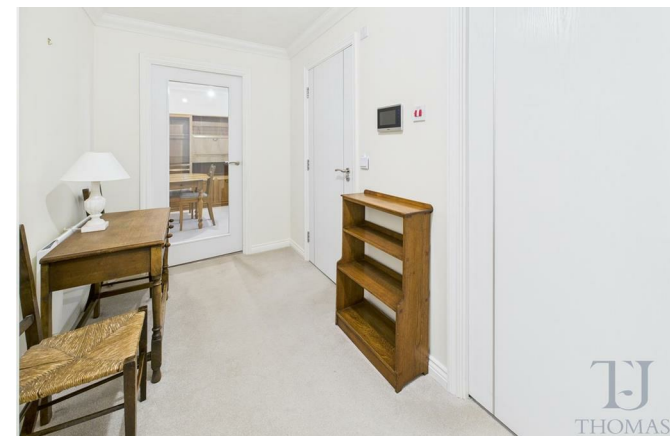
This modern apartment is situated on the exclusive Churchill Living, Manor Lodge (Over 55s) development, close to the heart of the sought after south Nottinghamshire village of Ruddington.

Occupying a ground floor position, the property provides accommodation including an entrance hall, a living room with a glazed door opening to a patio and the communal gardens, a kitchen with a range of integrated appliances and window, a generous size double bedroom with walk-in wardrobe, and a fitted bathroom.

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.

Viewing is recommended.

Guide Price £270,000





Manor Lodge

Manor Lodge comprises just 43 self contained, one and two bedroom apartments.

There is a Lodge Manager on site during the day and a Careline emergency call system that operates 24 hours a day.

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.

ACCOMMODATION

The entrance door opens to the entrance hall. The entrance hall has a storage cupboard (housing the boiler), an electric heater, ceiling spot lights, and doors opening to the bedroom, the bathroom, and the living room.

The living room has two ceiling light points, an electric heater, a door opening to the kitchen, and a glazed door giving access to the patio area, and the communal gardens beyond.

Fitted with wall and base units, tiled splash backs and roll edge work surfaces, the kitchen has a stainless steel sink and drainer unit with a mixer tap over, and integrated appliances including a washing machine, a fridge, a freezer, an oven, and an electric hob with an extractor hood over. There is a window to the front, and ceiling spot lights.

The bathroom is fully tiled, and fitted with a panelled bath with a shower over, a low flush wc, and a pedestal wash hand basin with a vanity unit beneath. There is also a heated towel rail.

The larger than average bedroom has a window to the front, a ceiling light point, an electric heater, and a good size wardrobe space with shelving and a clothes hanging rail.

Leasehold & Service Charge Details

We understand that there are annual ground rent and service charges for the property. Details to be confirmed.

An annual payment is also charged for Manor Park Residency.

Please contact Thomas James for further information.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,915.71.

Referral Arrangement Note

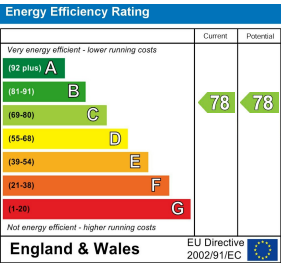
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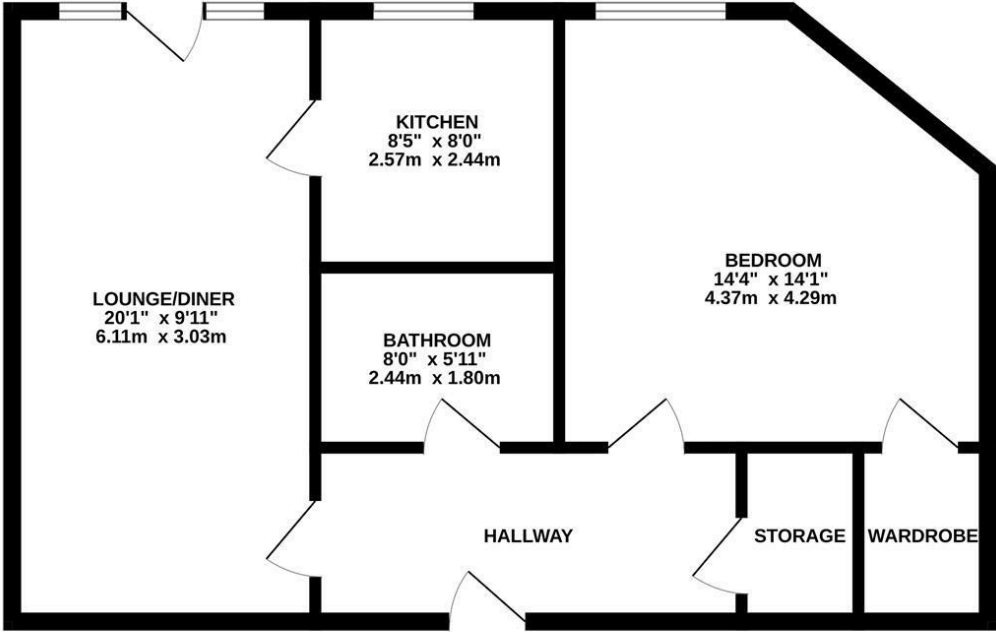
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GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq.ft. (58.1 sq.m.) approx.

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