



Flat 40, Manor Lodge, Manor Park,  
Ruddington, NG11 6DU



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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 second floor position, the apartment provides accommodation including an entrance hallway, a living room with a glazed door opening to a balcony which overlooks the communal gardens, a kitchen with a range of integrated appliances, a good size bedroom, and a fitted shower room.

The village of Ruddington enjoys a wealth of local facilities including shops, schools, restaurants, a doctors surgery and country park. Local transport links and main road routes provide easy access to surrounding villages, and to Nottingham City Centre.

Viewing is recommended.

Guide Price £250,000







### 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 hallway. The entrance hallway has a storage cupboard, and doors into the lounge, the bedroom, and the shower room.

The bedroom has a window to the rear, built in wardrobes with mirrored doors, a ceiling light point, and an electric storage heater.

The shower room is fitted with a double shower cubicle with a glazed screen, a pedestal wash hand basin, and a low flush wc. There is a heated towel rail, a ceiling light point, and an extractor fan.

The lounge has a glazed door opening to the balcony, an electric storage heater, a ceiling light point, and a door opening to the kitchen.

The kitchen is fitted with wall and base units, with tiled splash backs and square edge work surfaces over. There is a one and a half bowl sink and drainer unit with a mixer tap over, integrated appliances include a washing machine, and a fridge/freezer, plus a built in oven, and an electric hob with an extractor hood over.

### OUTSIDE

The property has a good size balcony, overlooking the communal gardens.

### 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 2025/2026 £2,006.39. (£1504.79 for single occupancy).

### Referral Arrangement Note

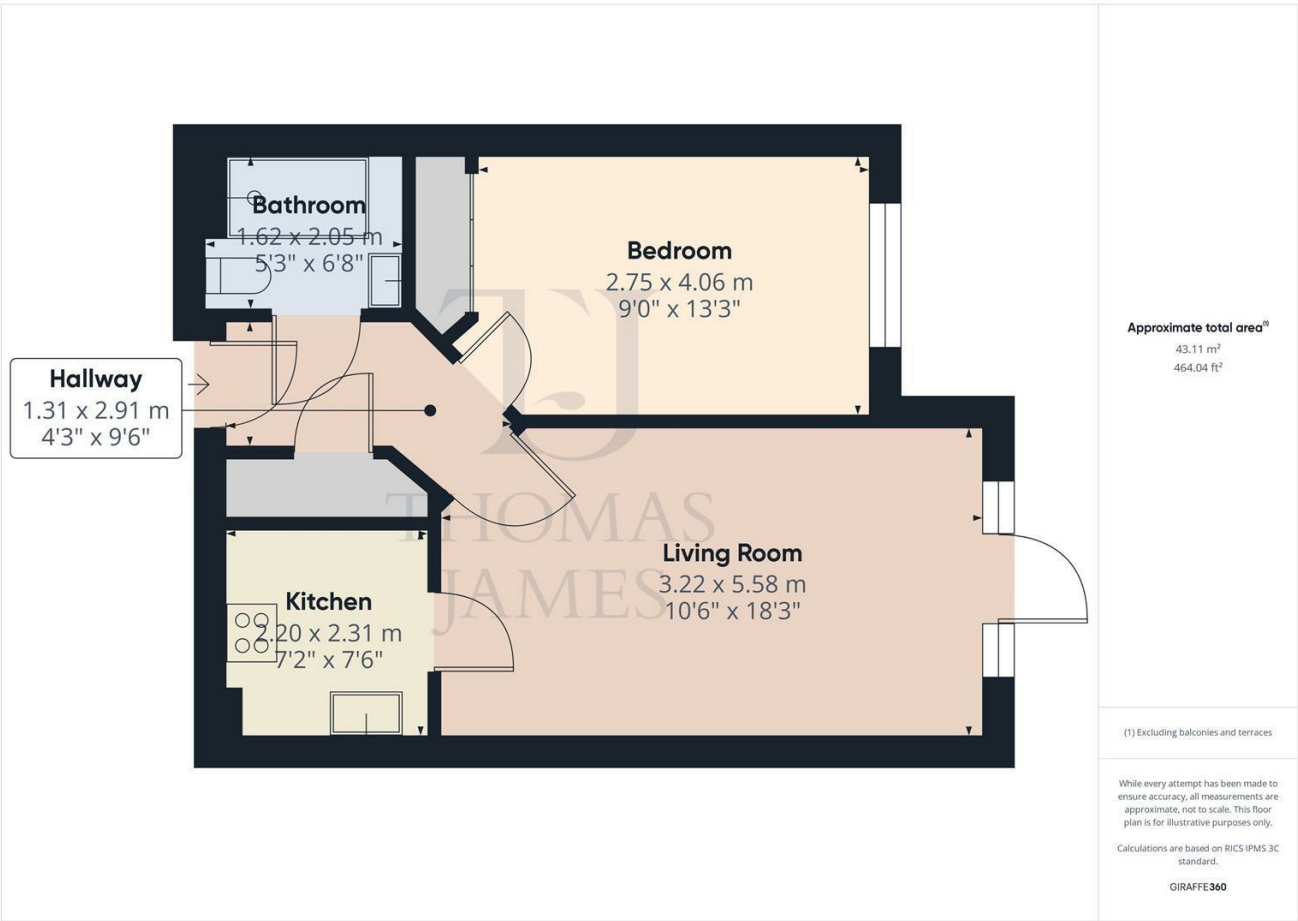
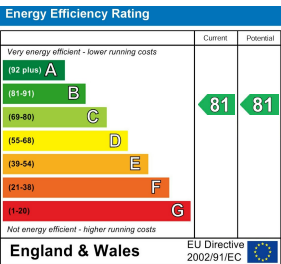
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