



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

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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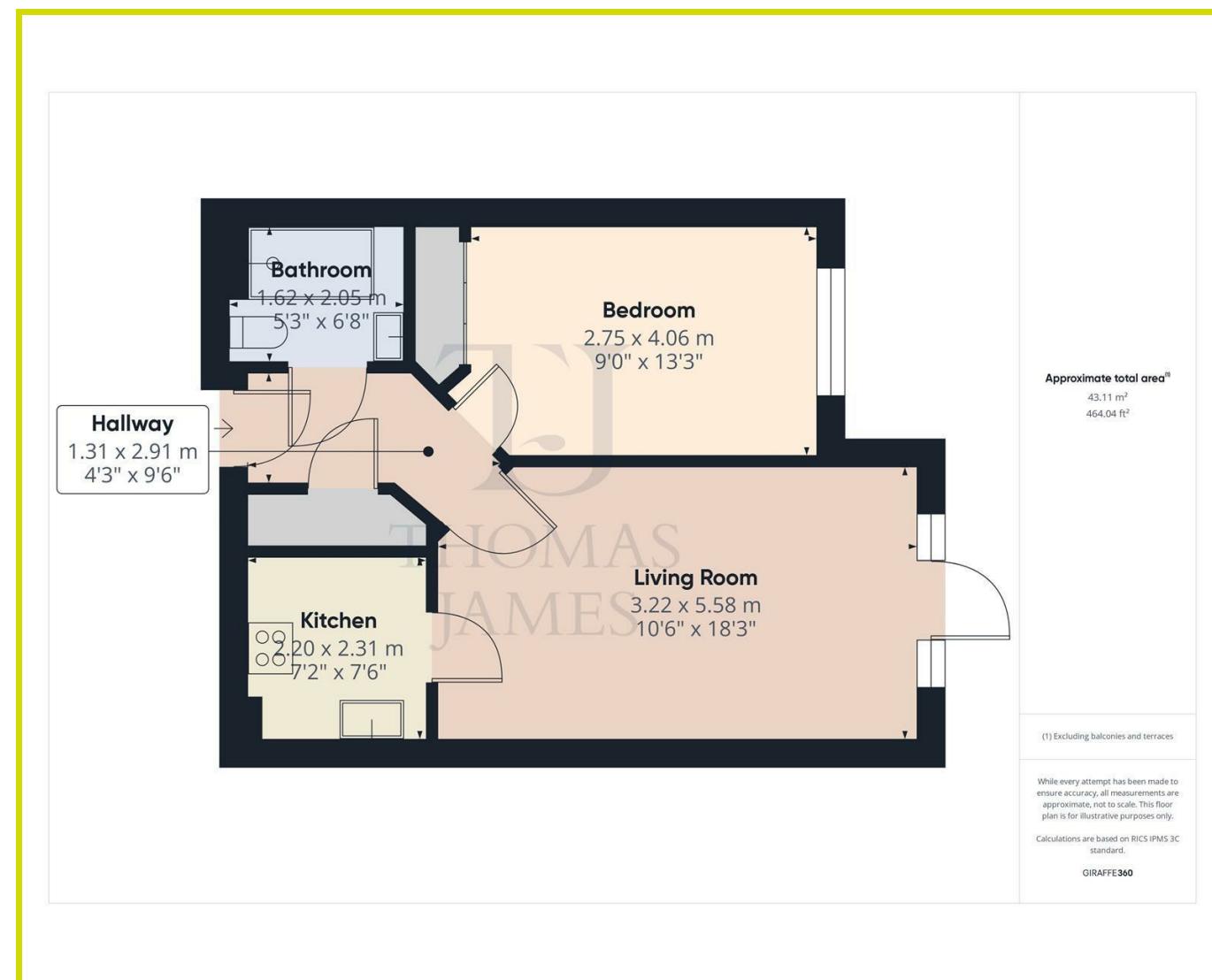
DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

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	81	81
(69-80) C		
(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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