



8 Rufford Walk  
Ruddington, Nottingham, NG11 6BB

Guide Price £149,950





## 8 Rufford Walk

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\*\*\*There is a guided video tour of this property. Please contact Royston and Lund directly to view it\*\*\*

This modern two double bedroom, first floor apartment is located in the sought after village of Ruddington.

The apartment is a good size and layout and has been finished to a high standard with double glazing, underfloor heating throughout and a video security system.

In brief the property comprises: communal entrance hallway, private entrance hall, open plan lounge/diner kitchen, two double bedrooms and a bathroom, Outside there are communal gardens, allocated parking for one car and visitors parking.

With good access to Ruddington centre with shops restaurants, public houses, doctors and Ruddington Country Park and links to all major roads.

Viewing is recommended.



## Directions

From our West Bridgford office head out of West Bridgford onto the Melton Road and at the roundabout take the third exit onto Flawforth Lane Ruddington and then turn right onto A60 Loughborough Road then take the second left into Rufford Walk where the property is identified by our For Sale board

## Accommodation

Communal entrance hallway with stairs to the first floor APARTMENT and leading to the private entrance door

## Entrance Hall

With part coir matting floor covering, part laminate floor with underfloor heating, doors to the bedrooms and bathroom, the entrance hallway opens into the open plan living, dining kitchen.

## Living, Dining Kitchen

26'4" x 9'11" (8.03m x 3.02m)

A spacious open plan living, dining kitchen with under floor heating throughout, the kitchen area has a range of wall, drawer and base units with granite work surfaces over, inset stainless steel sink unit, with stainless steel drainer and mixer tap, integrated washing machine and integrated dishwasher, built in electric oven with four ring gas hob, stainless steel splash back with extractor fan, floating wall shelving, integral fridge freezer and wall mounted gas central heating boiler.

The lounge and dining area has a floor to ceiling feature bay window with central door and juliet balcony and television aerial point and Sky point

## Bedroom 1

14'2" x 8'10" (4.32m x 2.69m)

With double glazed window to the front elevation and underfloor heating.

## Bedroom 2

12'8" x 9'1" (3.86m x 2.77m)

With double glazed window to the front elevation and underfloor heating.

## Bathroom

Fitted with a white three piece suite comprising; mains fed shower and screen, concealed system wall mounted low flush WC, wall mounted wash hand basin with mixer tap, tiling to walls and electric heated towel rail

## Outside

There are communal garden area, allocated parking space which we believe is G, there are additional visitor parking spaces located and bike store and bin store.

## Services

Gas, electricity, water and drainage are connected.

## Council Tax Band

The local authority have advised us that the property is in council tax band B which, currently incurs a charge of £1576.78

Prospective purchasers are advised to confirm this.

## Tenure - Leasehold

We are advised by the vendors that the Leasehold is 99 yrs from 1 January 2006 with 86 years remaining and the service charge is £108.85 per month

## Additional Services

We offer a range of additional referral services to clients to aid them in their sale or purchase. It is your decision as to whether you choose to use any of these services.

In making that decision, please be aware that Royston and Lund will receive a referral fee of £65 (inc vat) for conveyancing services, from the companies that we recommend,

We receive a difference of £35 (inc vat) for the arrangement and administration of each epc and

floorplan through Talkgreen property surveyors.

With the referral of mortgages and mortgage related products, our average fee that we receive from Financial Services is £120 (inc vat)

Floor Plan



Viewing

Please contact our West Bridgford Office on 01 15 981 1888  
if you wish to arrange a viewing appointment for this property or require further information.



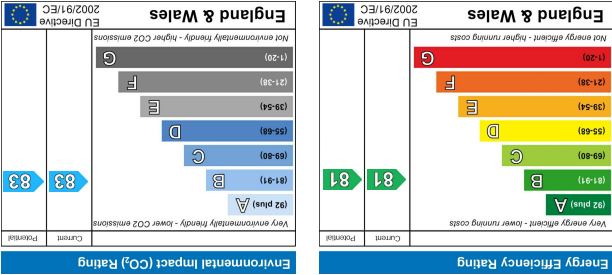
3 Fountain Court, Gordon Road, West Bridgford  
Nottinghamshire, NG2 5LN

T: 0115 981 1888  
info@royston-lund.co.uk  
www.royston-lund.co.uk  
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Area Map



Energy Efficiency Graph



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