



Asking Price £270,000 Leasehold

1 Bedroom, Apartment - Retirement

12, Manor Lodge Manor Park, Ruddington, Nottingham, Nottinghamshire, NG11 6DS

 **0800 077 8717**

 **sales@churchillsl.co.uk**

 **churchillsl.co.uk**

Churchill
Sales & Lettings
Retirement Property Specialists

Manor Lodge

Manor Lodge in Ruddington is a charming development of 43, one and two-bedroom retirement apartments situated within the private Manor Park Estate. Ruddington is a large village in the heart of Nottinghamshire, steeped in history. The Village and Framework Knitters Museums show the history of stocking manufacture and the Nottingham Heritage Railway is also nearby.

Manor Lodge is ideally situated for the village centre, offering a wide cross section of independent shops, a library, cafes, pubs, a Co-op supermarket, medical centre, pharmacy and Post Office. The Village Hall offers various activities to enjoy including dance and exercise classes.

For Golf lovers, Ruddington Grange Golf Club is not far away together with Rushcliffe Country Park and Wollaton Park Hall.

The Lodge Manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Manor Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Manor Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Manor Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



0800 077 8717



sales@churchillsl.co.uk



churchillsl.co.uk

Property Overview

****ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO****

Welcome to Manor Lodge! This delightful one bedroom ground floor retirement apartment benefits from a patio and is conveniently located near the owners lounge.

The Living Room offers ample space for living and dining room furniture. A French door opens to the owners private patio with garden views and another door leads through to the Kitchen.

The Kitchen is accessed via the Living room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4-ring electric hob with extractor hood over, washer/dryer, a fridge and frost-free freezer. A window provides light and ventilation.

The Bedroom is a good-sized double room with walk-in wardrobe including built in shelving. There is plenty of space for additional furniture if required and large window keeps this lovely bedroom bright and light.

The Bathroom offers a full sized bath tub with overhead shower and a handrail, a WC, heated towel rail and wash basin with vanity unit beneath.

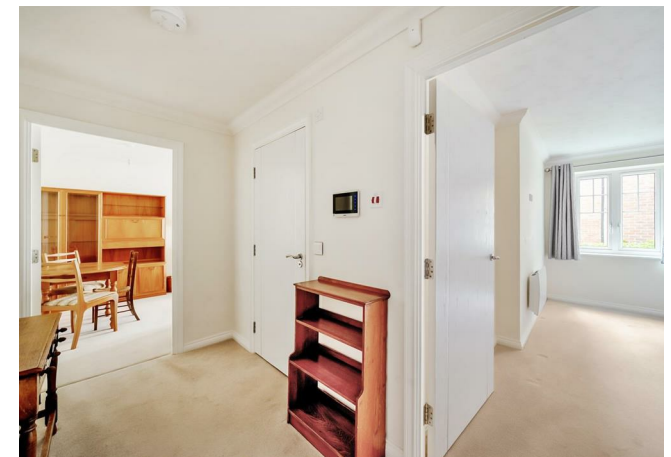
Perfectly complementing this lovely apartment is a useful storage cupboard located off the Hallway.

Call us today to book your viewing at Manor Lodge!



Features

- One bedroom ground floor apartment with patio
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Close to the town centre & excellent transport links
- Lift to all floors
- Buggy store
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country



Key Information

Service Charge (Year ending 30th November 2025)
£2,516.37 per annum.

Ground rent £575 per annum. To be reviewed June 2032

Council Tax Band B

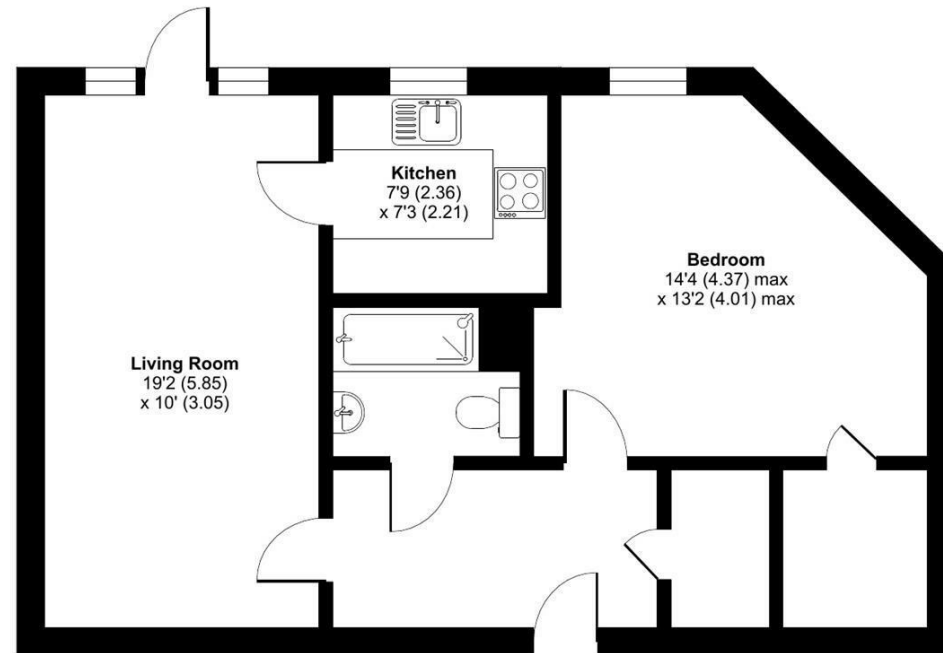
999 year Lease commencing June 2022

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

Approximate Area = 592 sq ft / 55 sq m
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1329861

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



☎ 0800 077 8717

✉ sales@churchillsl.co.uk

🌐 churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists