



£850 Monthly

Ling Crescent, Ruddington, Nottingham

Maisonette | 2 Bedrooms | 1 Bathroom

0115 697 28 29



www.normangalloway.co.uk



Step Inside

Property Description

Spacious 2-bedroom flat in Ruddington, available unfurnished at £850 PCM. Features a large garden, 1 bathroom and convenient access to Ruddington, West Bridgford and Nottingham, with local shops, supermarkets, transport links and amenities nearby.

Main Particulars

An excellent opportunity to rent this well-presented two-bedroom, one-bathroom flat, situated in the popular Ruddington area. Available at £850 per calendar month, the property is offered unfurnished and benefits from a generous private garden, providing valuable outdoor space.

The accommodation offers a practical layout with two bedrooms and a family bathroom, making it an ideal home for a couple, small family or working professionals.

The property is conveniently located for Ruddington and West Bridgford, with a wide range of amenities close by. Ruddington village offers a selection of independent shops, cafés, restaurants and everyday services, while West Bridgford provides further shopping, dining and leisure facilities.

There are several supermarkets and grocery options within the surrounding area, making everyday shopping convenient. The property is also well positioned for access to local bus services, with regular connections towards West Bridgford, Trent Bridge and Nottingham city centre.

A range of places of worship can be found in Ruddington and West Bridgford, including churches and other local faith communities.

With its large garden, two bedrooms, convenient location and competitive £850 PCM rent, this property offers an excellent opportunity for tenants looking for a comfortable home with easy access to Ruddington, West Bridgford and Nottingham.

£850 PCM | 2 Bedrooms | 1 Bathroom | Large Garden | Unfurnished | Ruddington | £850 Deposit

Early viewing is highly recommended.

DISCLAIMER: Please ensure you seek your own financial advice (such as council tax) when renting

(1) MONEY LAUNDERING REGULATIONS - prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your cooperation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents

Norman Galloway Sales & Lettings are registered with:

* Property Redress, with reference: PRS01969.

* Information Commissioners' Office, with reference: ZA251605

* Client Money Protect, with reference: CMP002689

Council Tax Band: A (Rushcliffe Borough Council)

Deposit: £850

Holding Deposit: £196

Parking options: On Street

Garden details: Private Garden, Rear Garden, Terrace

Electricity supply: Mains

Heating: Gas Mains

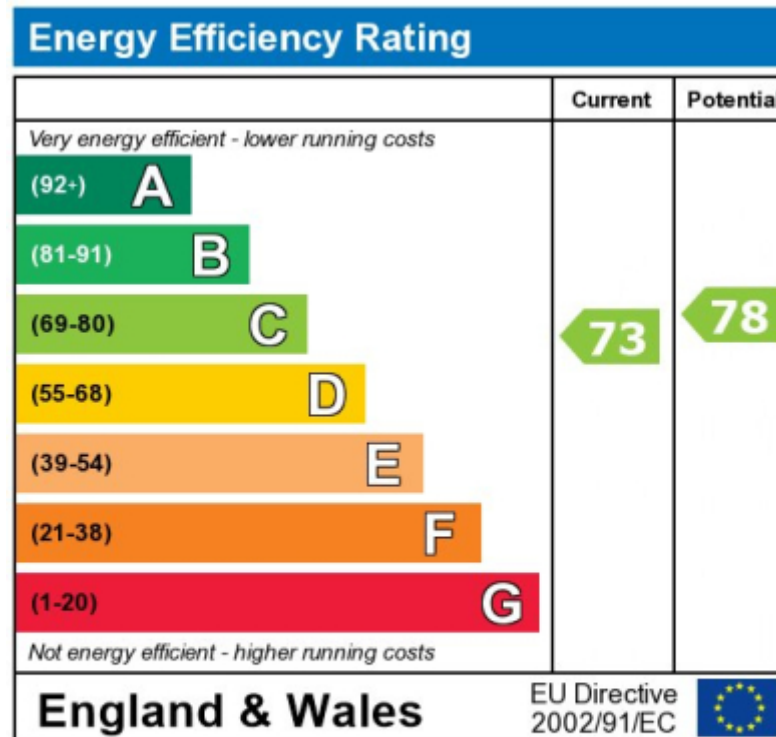
Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP

Rights & easements: Shared driveway





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 0115 697 28 29



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