



SAMUEL WOOD

42 Burgess Court, Gravel Hill, Ludlow, Shropshire, SY8 1QW

Asking Price £139,950



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This spacious 2 double bedroom retirement flat is located in the purpose built development of Burgess Court, close to Ludlow town centre. This former show flat has accommodation which benefits from upvc double glazing and electric heating briefly includes: Large Reception Hall with 3 storage cupboards, Living Room with view of St Lawrences Church, Kitchen, 2 good sized Bedrooms and upgraded Shower Room. Communal facilities include parking on a first come first served basis, Residents Lounge, House Manager, Guest Suite, Laundry and delightful gardens. EPC Rating - C

The property is located in the purpose built development of Burgess Court, just off the historic town centre which has a good range of shopping, recreation and educational facilities and a mainline railway station. Each flat has its own private front door, for added security there is a video door entry system, alarm and 24 hour careline. Facilities include a large residents lounge, guest suite, laundry, communal gardens, residents parking and house manager. The whole is more fully described as follows:

Front door opens into extremely spacious

Reception Hallway

Having coving, dado rail, wall mounted night storage heater, built-in cloaks cupboard with hanging rail and shelves and second cupboard housing the hot and cold water cylinders with extensive shelving, broom cupboard with coat hooks and further shelves

Living Room 16'10" x 11'3" (5.15m x 3.45m)

Having 2 upvc double glazed windows to frontage, one of which provides a nice view towards St Lawrence's Church, coving, wall mounted night storage heater with built-in convector, feature fireplace with electric fire fitted. Double doors into

Kitchen 8'11" x 5'8" (2.73m x 1.74m)

Having upvc double glazed window, range of matching units that include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splash backs. There is a single drainer, single bowl sink unit, electric oven, 4-ring electric hob, extractor positioned above, integrated fridge and freezer, wall mounted blow-air heater and coving

Bedroom 1 15'5" x 9'3" (4.70m x 2.83m)

Having upvc double glazed window to frontage, coving, wall mounted night storage heater and fitted wardrobe cupboard with mirrored doors, hanging rail and shelf

Bedroom 2 13'9" x 8'5" (4.20m x 2.57m)

Having upvc double glazed window to frontage, coving and electric panel heater

Shower Room 6'9" x 5'6" (2.08m x 1.70m)

Having extensively tiled walls and floor, suite in white of wc, wash hand basin inset to vanity unit, large shower cubicle with grab rail, shower and seated area, wall mounted blow-air heater

Services

Mains electricity, mains water, mains drainage, electric heating, upvc double glazing, Basic 17 Mbps, Superfast 80 Mbps

Agents Notes

1. The property is leasehold and has the benefit of a 125 year lease which commenced in 2006
2. Service charges for the year 2023 /24 is £4607.70 and ground rent of £460 per annum

Local Authority

Shropshire Council

Council Tax Band

Band B

Flood Risks

Very Low

Tenure

The property is Leasehold

Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

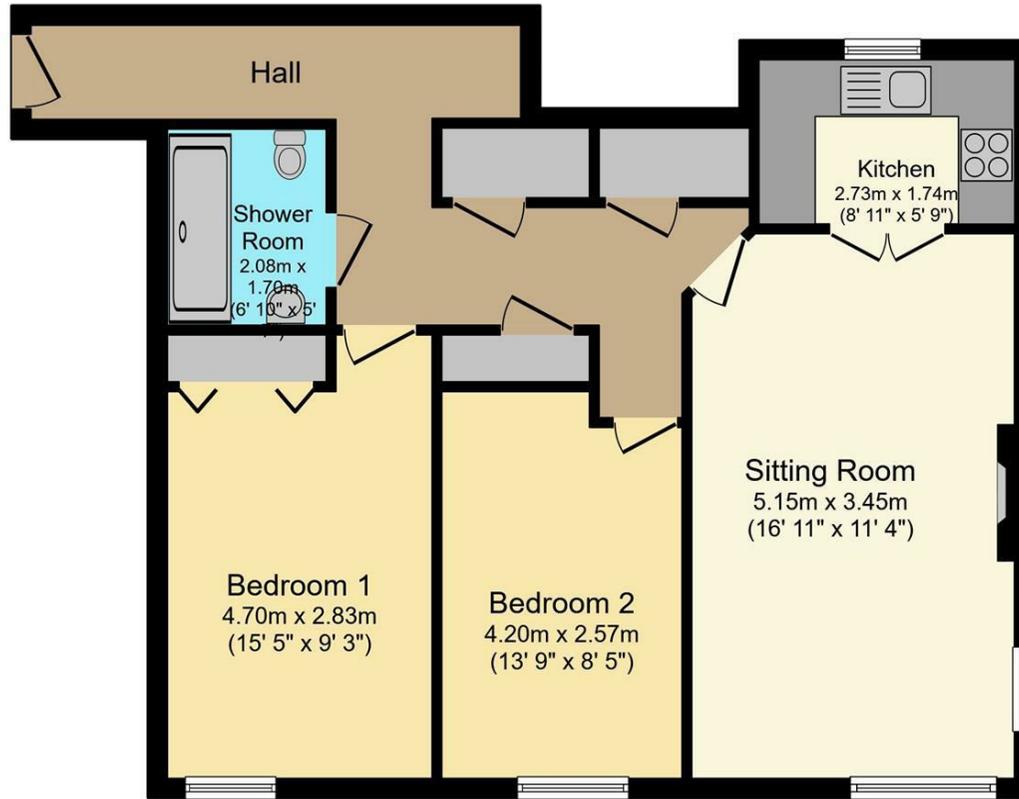
For out of office enquires please phone Andrew Cadwallader on 07974 015764

Referrals

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Floor Plans



Floor Plan

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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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