



SAMUEL WOOD

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

Guide Price £159,995



This delightful first floor 2 bedroom retirement apartment is beautifully presented and has the benefit of a recently re-fitted kitchen. Outside the development has communal facilities that include residents parking (on a first come, first serve basis), communal gardens, residents lounge, laundry and a house manager. Accommodation which benefits from upvc double glazing and electric heating briefly includes: Reception Hallway, Living/Dining Room with Juliet balcony, kitchen with appliances, 2 good sized bedrooms both with fitted storage and upgraded shower room. No onward chain. EPC Rating B

- Spacious first floor 2 bed apartment
- Much improved accommodation
- Excellent range of communal facilities
- Close reach of Ludlow's town centre
- No onward chain
- EPC - B

Burgess Court is a purpose built development by McCarthy and Stone and is located within a short walk of Ludlow's historic town centre which is renowned for its architecture, culture and festivals. The town has a good range of shopping, recreational and educational facilities. Accommodation is fully described as follows.

Accessed off the first floor communal landing

Front door opens into

### Reception Hallway

Having coving, wall mounted night storage heater, alarm controls and controls for the front door entry system and security system, good size storage cupboard with shelving and the hot and cold water tanks are housed in here.

### Living Room 20'8" x 11'2" (6.3M x 3.4M)

Has ceiling lights, coving, feature fireplace with attractive surround and electric fire fitted. A light room with double opening doors opening onto a Juliet balcony with a roof top view to Whitcliffe and a large window with deep sill. Wall mounted electric night storage heater. Glazed doors then open into a

### Recently Re-fitted Kitchen 8'10" x 5'11" (2.7M x 1.8M)

Which was carried out in 2016. This beautiful kitchen has a range of cream units with granite work surfaces, 1 ½ bowl stainless steel sink unit, there is a Neff induction hob with extractor positioned above, adjacent is a Neff combination oven and microwave, warming drawer below, integrated slim line Neff dishwasher and free standing fridge/freezer which is included in the sale. There is an electric heater in the pelmet and window.

### Bedroom 1 17'9" x 9'2" (5.4M x 2.8M)

Has window, coving, wall mounted night storage heater, range of fitted wardrobes with mirrored doors with hanging rail and shelves and across one wall there is an excellent range of low level cupboards and dressing table.

### Bedroom 2 11'6" x 8'6" (3.5M x 2.6M)

Has window, coving, electric panel heater and an excellent range of fitted cupboards with display shelves.

### Shower Room 6'11" x 5'7" (2.1M x 1.7M)

Having coving suite in off white of wc, wash hand basin with vanity cupboard, large shower cubicle with shower fitted, extensively tiled walls, extractor fan, blow air heater and electric towel rail together with a wall cupboard with mirrored doors and lighting.

### Outside

The property enjoys a convenient location within walking distance of Ludlow's town centre. There is a residents carpark (first come first served basis), attractive landscaped gardens, Laundry room, Residents lounge and house manager.

### Services

Mains electricity, mains water, mains drainage, electric heating where listed, windows are upvc double glazed, telephone is to BT telecom regulations.

### Agents Note

1. Furniture could be purchased by separate negotiation
2. The property is Leasehold with a 125 year lease which commenced in 2006
- 3.2. The service charge 2019/20 is £3705.20
- 4.3. The Ground rent is £460.00 per annum

### Local Authority

Shropshire Council

### To view this property

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

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

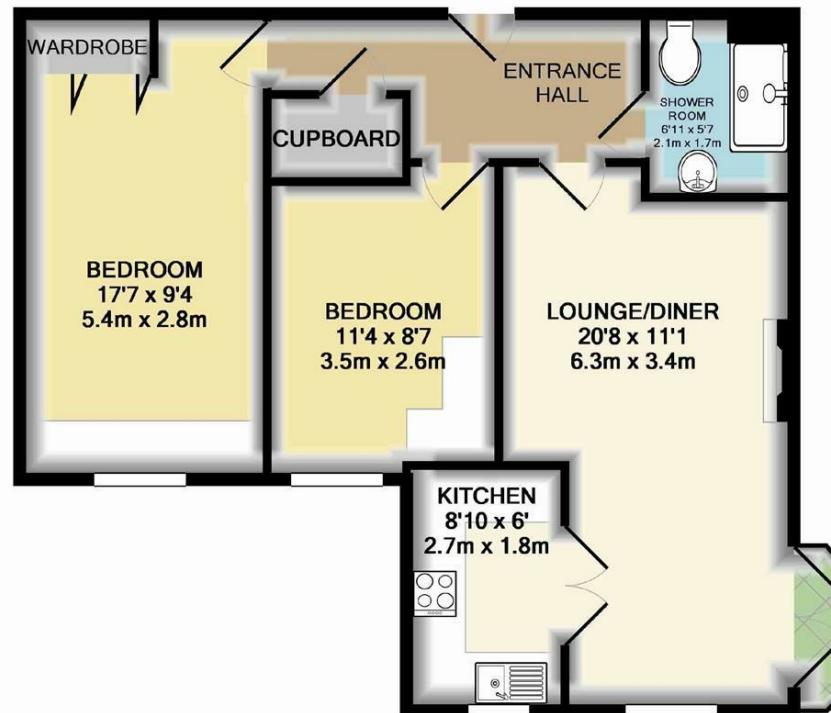
For out of office enquires please phone Andrew Cadwallader on 07974 015764

### Referral

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## Floor Plans



TOTAL APPROX. FLOOR AREA 637 SQ.FT. (59.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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

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