



SAMUEL WOOD

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

Guide Price £130,000



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This spacious and well-presented 2 Bedroom retirement apartment is enviably located within a level walk from the front door of the development into the flat yet windows are all at first floor level and look over the gardens. Outside the development has communal facilities that include: Residents Parking (first come, first served basis), Communal Gardens, Residents Lounge, Laundry Room and House Manager. Accommodation which benefits from upvc double glazing and electric heating briefly includes: larger than average Reception Hallway with walk-in storage, Lounge / Dining Room, Kitchen with appliances, 2 Double Bedrooms and Bathroom. No onward chain.

EPC Rating C

- Spacious 2 bedroom retirement apartment
- Convenient location in development
- Excellent communal facilities
- Electric heating and upvc double glazing
- Worthy of internal inspection
- Epc rating - C

Burgess Court is a purpose built development by Macarthey and Stone and is located within a short walk of Ludlow's historic town centre being renowned for its architecture, culture and festivals. This development apartment is fully described as follows:

26 Burgess Court occupies a delightful position in this development, accessed with a level walk from the front door of the development into the flat although the windows due to the slope of the site sit at first floor level.

Front door opens into

Extremely spacious Reception Hallway

With coving, wall mounted night storage heater, room for several pieces of furniture and a large Walk-in Cupboard with extensive shelves and coat hooks.

Living Room 16'5" x 15'7" (5.00 x 4.75)

A very light room with window overlooking the garden, a roof top view to woodland, large Velux double glazed roof window and feature fireplace with surround and flame effect electric fire fitted, wall mounted night storage heater and double doors to

Kitchen 8'9" x 5'11" (2.67 x 1.80)

With window to side, fitted with a range of matching units with wood styled fronts, heat resistant work surfaces and tiled splash backs. There is an electric hob with extractor positioned above, electric oven adjacent, integrated fridge and freezer and electric blow-air heater.

Bedroom 1 12'0" x 10'9" (3.67 x 3.27)

With coving, window to rear side, excellent fitted wardrobes with hanging rail and shelf and wall mounted night storage heater

Bedroom 2 11'1" x 10'4" (3.37 x 3.15)

With coving, window overlooking the attractive gardens and electric panel heater

Bathroom 6'11" x 5'9" (2.10 x 1.74)

Fitted with a suite of panelled bath, wc, wash hand basin with vanity cupboard, extractor fan and blow-air heater

Outside

The property enjoys a convenient location within walking distance of Ludlow's town centre. There is a residents car park (first com first served basis), attractive landscaped gardens, Laundry room, Residents Lounge and House Manager.

Agents Notes:

- 1.The property is leasehold with 125 year lease which commenced in 2006
- 2.The service charge for 2022 / 23 is £4,016.16. Ground rent is £460.00 per annum

Services

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

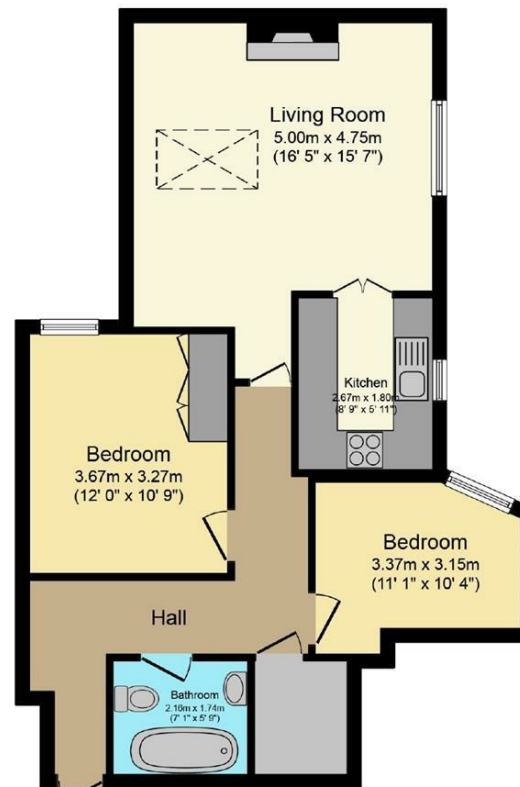
Local Authority

Shropshire Council, council tax band - B

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Floor Plans



Floor Plan

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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