



SAMUEL WOOD

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

Offers Based On £85,000



This ground floor one bedroom garden apartment having access out onto the garden with a patio, sits in this popular retirement development located on Gravel Hill just off Ludlow's town centre. Accommodation benefiting from double glazing and gas fired heating includes: Entrance Hall, Living Room with door out onto patio, slightly larger than average Kitchen, Double Bedroom with fitted wardrobe and Bathroom. Communal facilities include parking on a first come first serve basis, communal gardens, resident's manager, communal lounge, laundry and guest suite together with a 24 hour care line. EPC – rating C

- One bedroom retirement apartment
- Close proximity to town centre
- Range of communal facilities
- Direct access onto a patio and communal garden
- Well appointed throughout
- Viewing recommended

Entrance Hallway

having large walk-in storage cupboard housing the hot and cold water storage tanks

Living Room 13'6" x 8'9" (4.13m x 2.68m)

having a pleasant aspect with windows to two elevations overlooking the gardens and door stepping on to a paved seating area. There is a wall mounted electric panel heater which has a built in convector and double doors open into

Kitchen 10'5" x 6'5" (3.20m x 1.96m)

which is larger than average for the development having window overlooking garden and fitted with a range of matching units to incorporate an electric hob with extractor positioned above, electric oven, integrated fridge and freezer

Bedroom 13'6" x 8'9" (4.13m x 2.68m)

having window overlooking garden, coving, wall mounted night storage heater and excellent fitted wardrobe cupboard with mirrored doors, hanging rail and shelf

Bathroom 6'10" x 5'8" (2.10m x 1.75m)

having suite in cream to include a panelled bath with shower over, wc and wash hand basin with vanity cupboard

Services

Mains electricity, mains water, mains drainage, electric heating were listed, doors and windows are UPVC double glazed. Flood risk- No Risk, Broadband speeds 17 – 80 Mbps

Agents Note

The property is leasehold with 125 year lease which commenced in 2006. The service charge for 2024 is £3068.38 and the ground rent is £395 pounds per annum.

Local Authority

Shropshire Council, tax band - A

Viewings

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

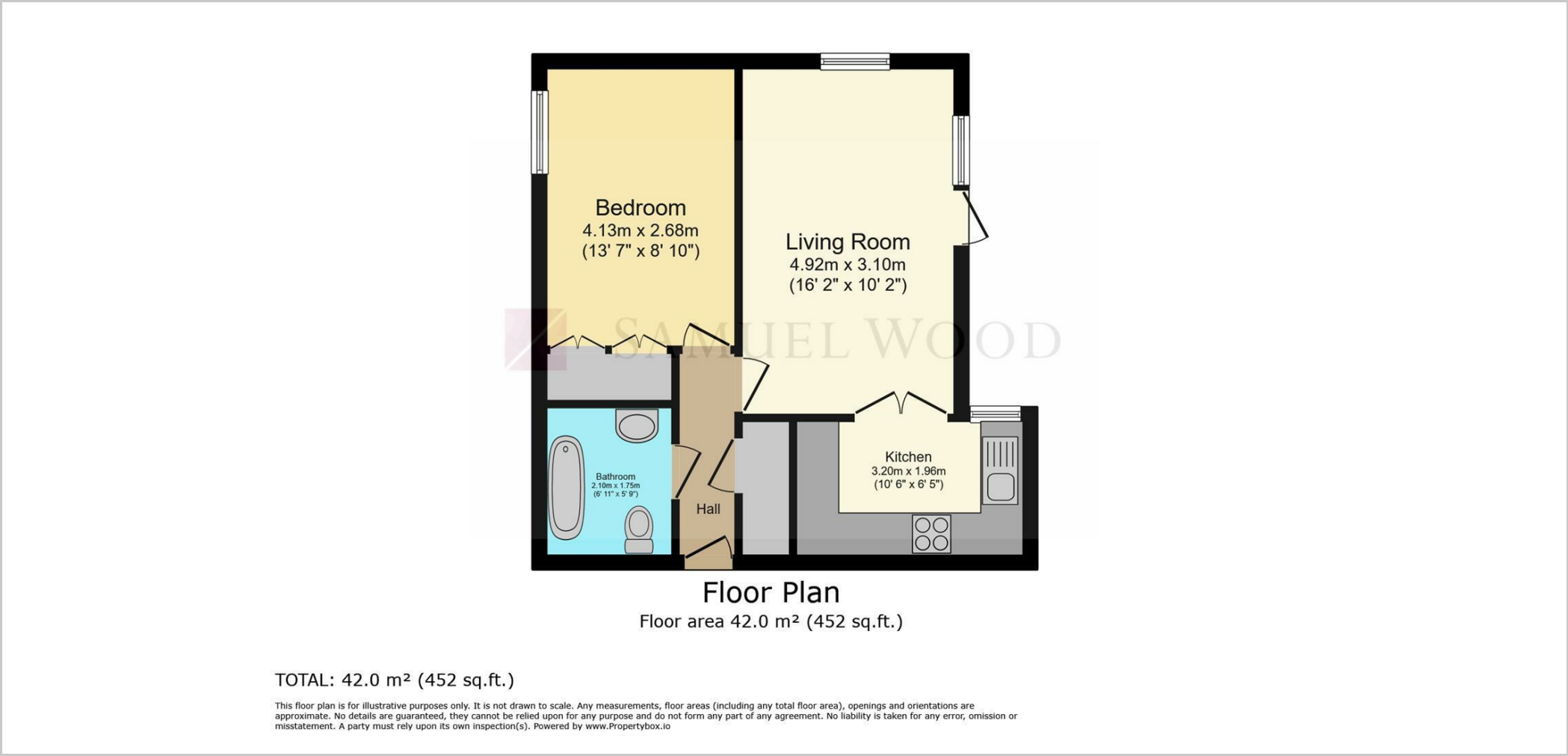
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

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

Referrals

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