



SAMUEL WOOD

3 Betjeman Lodge Corve Street, Ludlow, Shropshire, SY8 1DJ

Asking Price £225,000





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This exceptionally well presented 2 bedroom, ground floor apartment, in an over 60s retirement complex, offers an excellent range of communal facilities to include: carparking, gardens, lodge manager, lift to all floors, 24 hour care and support system by digital call and communal living room with coffee bar. Accommodation which is well presented includes: Reception Hall with walk in storage cupboard, Living Room with door to the communal garden, Kitchen with integrated appliances, 2 good sized Double bedrooms and modern Shower Room.

- Modern Retirement Living
- Ground Floor
- Communal Gardens
- 2 Bedrooms
- Shower Room
- Plenty of Storage

### Front door opens into

### Reception Hallway

having wall mounted radiator and door into 2 good sized storage cupboards, 1 having fitted shelving

### Cloakroom

having wc and half pedestal wash hand basin in a suite of white and heated chrome towel rail

### Sitting Room

having feature fireplace with electric fire fitted, electric heater and door into storage cupboard, upvc double glazed window and door to frontage opening onto the communal garden and patio

### Kitchen

having a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splash backs, single bowl sink and drainer unit, 4-ring integrated electric hob with extractor positioned above, integrated oven, integrated fridge, freezer and washer/dryer, upvc double glazed window to frontage

### Bedroom 1

having fitted wardrobe with hanging rail and shelving fitted, wall mounted heater and upvc double glazed window to frontage

### Bedroom 2

having fitted wardrobe with hanging rail and shelving, wall mounted heater and upvc double glazed window to frontage

### Shower Room

having corner shower unit, wc and wash hand basin to vanity cabinet in a suite of white, extensively tiled walls and chrome heated towel rail

### Outside:

The property enjoys communal gardens and a car park.

### Services:

Flood Risk - no risk. Broadband speeds - Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps.

### Agents Notes:

The property is leasehold with a 999 years lease which commenced on 1st April 2018.

Service charge: £4,550 for 2025/2026

Which includes buildings insurance, heating, water & sewage rates, maintenance and lodge manager.

Ground Rent: £625 per annum

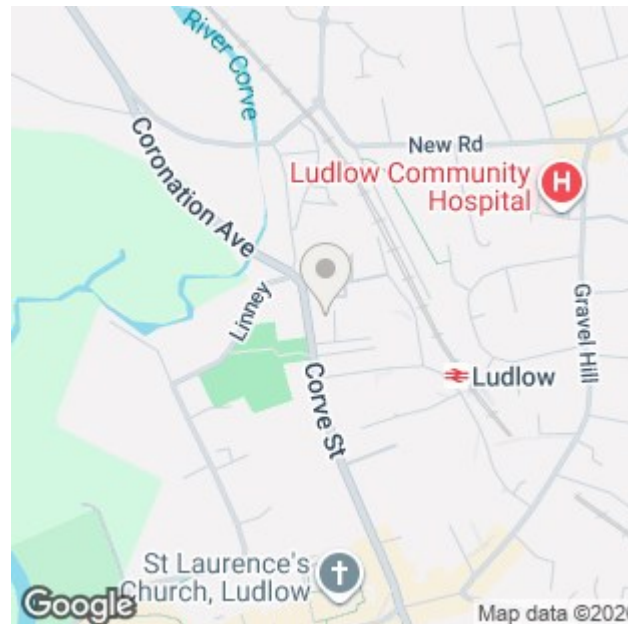
### Viewings

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

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

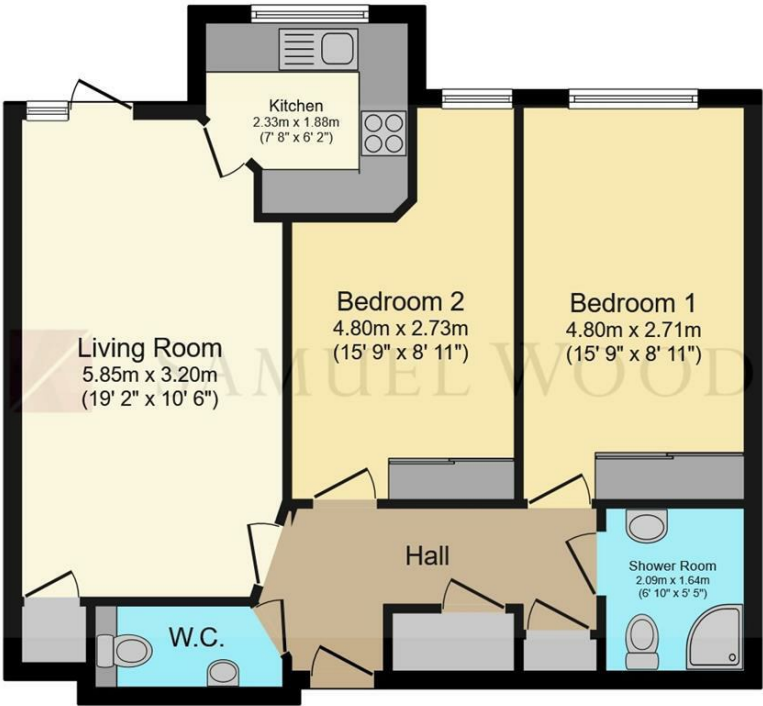
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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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