



SAMUEL WOOD

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

Offers Based On £145,000



This delightful ground floor retirement apartment with door opening out onto a small patio and communal gardens sits in this purpose-built retirement complex with an excellent range of facilities just off Ludlow's town Centre. Accommodation which benefits from UPVC double glazing and a ground source communal heating system includes Entrance Hall with walk-in store cupboard., Living Room with that view over the garden and out onto the patio, fully fitted Kitchen, double Bedroom with fitted wardrobe and modern Shower Room. No onward chain. EPC rating B

- Ground floor retirement apartment
- Direct access onto patio and communal garden
- Just off Ludlow town Centre
- Excellent range of communal facilities
- Communal heating system and UPVC double glazing
- No onward chain

Bejeman Lodge is located off Ludlow town Centre and it's a short walk to Tesco and the train station. The complex has weekly activities that include coffee mornings afternoon tea, tai chi, knitting, film night and bookclub along with trips out and special events.

Located on the ground floor the property opens into Entrance Hall with intercom for the front door of the development and the care line facility and a walk-in storage cupboard.

The Living Room has a door and window out onto a small patio overlooking communal gardens along with a feature fireplace with an electric fire fitted.

Kitchen also overlooks the communal garden and has a range of gloss fronted units with integrated appliances that include a hob, extractor fan, cooker, fridge, washing machine and freezer.

The double Bedroom has a window overlooking the gardens and has an excellent fitted wardrobe with mirrored sliding doors, extensive shelving and hanging rails.

Shower Room has a suite in white of WC, wash handbasin and a corner shower cubicle along with vanity cupboards and towel radiator.

Services: We understand that the property has Mains electricity, water and drainage, Communal ground source heating system, UPVC double glazing.

Broadband speed available are between 17 and 1800 MBPS

Flood Risk: Very Low

Tenure; Leasehold 999 years lease which commenced in April 2018.

Service charge for year ending 31st May 2026 is £3030.72 and includes buildings insurance, care Line system, ground source heating, water and sewerage rates, communal cleaning, ,utilities and

maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund. The Ground rent is £812.66 per annum.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

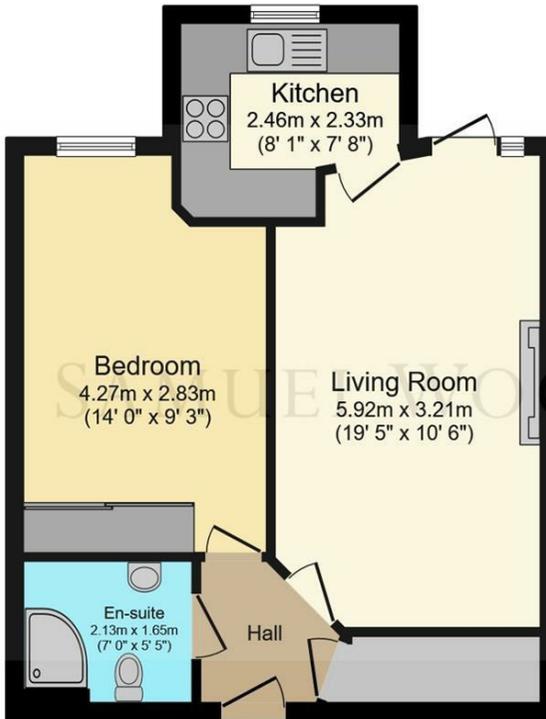
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: 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.

Viewings: Strictly by appointment only, please contact the Ludlow office on 01584 875207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.



## Floor Plans



### Floor Plan

Floor area 45.2 sq.m. (487 sq.ft.)

**Total floor area: 45.2 sq.m. (487 sq.ft.)**

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

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

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