



SAMUEL WOOD

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

Offers Based On £210,000



This ground floor garden apartment with door out onto the communal gardens sits in this modern purpose-built retirement development with its excellent range of communal facilities. Accommodation is immaculate and briefly includes entrance hall with two good size cupboards, lounge/dining room with access onto garden, modern kitchen with integrated appliances, large double bedroom with fitted wardrobe and shower room. No onward chain.

- Ground floor garden apartment
- Comfortable retirement living
- Excellent communal facilities
- Modern kitchen and bathrooms
- Lift to all floors
- No onward chain

Betjeman Lodge is located off Ludlow's town centre which is renowned for its architecture culture and festivals and has a good range of facilities. The complex has weekly activities that include: coffee mornings, afternoon tea, Thai chi, knitting, film night and book club along with trips out and special events.

Property is approached off ground floor communal entrance hallway into a private hallway with large walk-in airing cupboard and further shelf and cupboard

Lounge/dining room has door out onto a patio and two windows overlooking communal gardens together with feature electric fireplace

The Kitchen is modern with integrated appliances that include cooker hob, extractor, washing machine, fridge and freezer.

The Bedroom is an exceptionally good size with window overlooking garden and excellent fitted wardrobes.

Shower room having a suite in white of wash hand basin with vanity cupboard, good sized shower cubicle and WC.

Agents Notes:

Property is leasehold with a 999 year lease which commenced on 1st of April 2018

Ground rent is £812.65 per annum

Service charge is £3040.66 for the 2025 / 2026 year which includes building insurance, communal heating, water and sewage rates, 24 hour care Line and facility lodge manager

Services

We understand that the property has mains electric, water and drainage. Heating is a communal ground source heating system which can be boosted to provide additional heat if required. Windows are UPVC double glazed.

Broadband Speed: Basic 17 Mbps, Ultrafast 1800 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Leasehold.

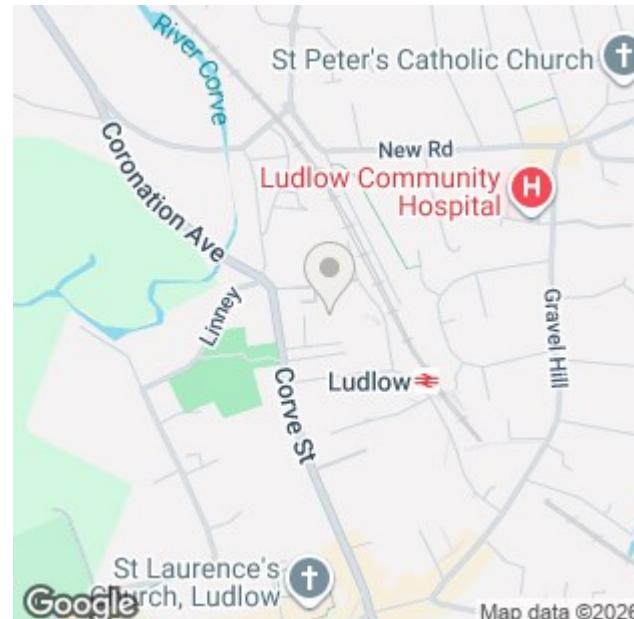
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

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



Total floor area: 51.6 sq.m. (555 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

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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