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Asking Price £225,000 Leasehold

1 Bedroom, Apartment - Retirement

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

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Betjeman Lodge

Betjeman Lodge is a stunning development of 44 one and two-bedroom apartments situated in Ludlow, a location steeped in history. Perfectly located close to local amenities and expertly built to enable an active and independent retirement.

Ludlow has many things on offer from walking around the historic town to visiting the Castle and St Laurence's Church.

The Lodge is in the perfect place for transport with a bus stop right outside. Ludlow train station is 0.2 miles away and has direct links to Manchester Piccadilly, Holyhead and Carmarthen.

The Lodge Manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Betjeman Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Betjeman Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



# Property Overview

**\*\*RETIREMENT APARTMENT IN LUDLOW\*\***

Churchill Sales & Lettings are delighted to be marketing this lovely one Bedroom ground floor apartment, which benefits from a patio area and deceptively spacious accommodation throughout.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A door provides access to the patio area which enjoys a pleasant aspect over the communal gardens.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.



# Features

- One bedroom ground floor retirement apartment with access to a patio area
- Views of the communal gardens
- Vacant Possession
- Modern fitted kitchen with integrated appliances
- Owners Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners private car park
- Close to the town centre & excellent transport links
- Buggy store with charging points
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.



# Key Information

Service Charge (Year Ending 31st May 2024):  
£4153.45 per annum.

Ground rent £575 per annum. To be reviewed April  
2025.

Council Tax Band B

999 year Lease commencing 2018

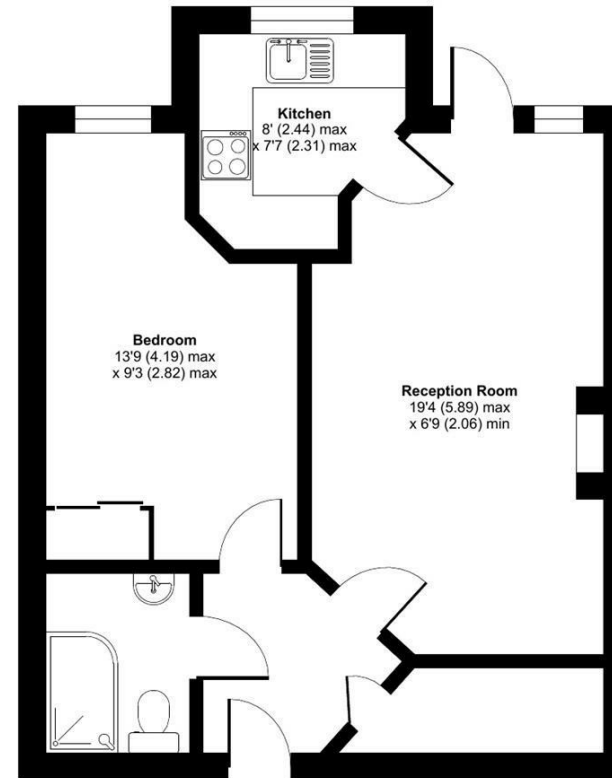
Please check regarding Pets with Churchill Estates  
Management. Any consents given in relation to pets  
are subject to the terms of the lease and any further  
rules and regulations made by Churchill Estates  
Management.

Service charges include: Careline system, buildings  
insurance, 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.

A 1% contribution of the final selling price to the  
contingency fund is payable by the Seller upon  
completion of the sale of the property.

EPC Rating: B

Approximate Area = 503 sq ft / 46.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating  
International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Churchill Estate Agents. REF: 1117994

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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