



SAMUEL WOOD

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

Asking Price £75,000



This 1 bedroom retirement apartment is conveniently located in this purpose built retirement development. Communal facilities include parking on a first come first serve basis, delightful gardens, residents lounge, laundry and house manager. Accommodation which benefits from upvc double glazing and electric heating briefly includes:- Reception Hall with large cupboard, Living Room with Juliette balcony, Kitchen with appliances, Double Bedroom with fitted wardrobe and Bathroom. No onward chain. Leasehold. EPC - B

Burgess court is a purpose built retirement development located within easy walking distance of Ludlow's historic town centre which is renowned for its architecture, culture and festivals. There are a good range of shopping, recreational and educational facilities. Accommodation is fully described as follows:-

Accessed off the communal hallway front door opens into

Reception Hall

Having coving, alarm controls and front door entry system, large storage cupboard with shelving housing the hot and cold water cylinders.

Living Room 13'9" x 11'9" (4.20m x 3.60m)

Has coving, wall mounted electric night storage heater with built in convector heater, double doors open out to a Juliet balcony and a feature fireplace with electric fire fitted.

Kitchen 8'8" x 7'2" (2.66m x 2.20m)

Fitted with a range of matching units with wood styled fronts, heat resistant work surfaces, tiled splash backs, stainless steel sink unit, electric hob with extractor positioned above, electric oven adjacent, integrated fridge and freezer, space and plumbing for a washing machine. Wall mounted blow air heater, coving and window.

Bedroom 17'7" x 8'10" (5.38m x 2.70m)

Has window, coving, wall mounted night storage heater and double doors into wardrobe cupboard with hanging rail and shelf.

Bathroom 7'2" x 5'6" (2.20m x 1.70m)

Has a suite in cream of wash hand basin with vanity cupboard, wc, panelled bath with shower screen shower over, extensively tiled walls, blow air heater and electric towel rail.

Outside

The property enjoys a convenient location within walking distance of Ludlows town centre. There is a residents car park (first come first served basis), attractive landscaped gardens, laundry room, residents lounge and house manager.

Tenure

Leasehold

Agents Note

- 1)The property is Leasehold with 125 year lease which commenced in 2006.
- 2)Service charges are £3060.38 For year 2024/2025.
- 3)Ground rent is £395 per annum.
- 4)Pets considered by prior written consent from Freehold

Local Authority

Shropshire Council

Council Tax Band B

Services

Mains electricity, water and drainage, upvc double glazed windows, electric heating where listed. Approximate Broadband Speeds; Basic 17mbps, Superfast; 80 Mbps. Flood risk very low.

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

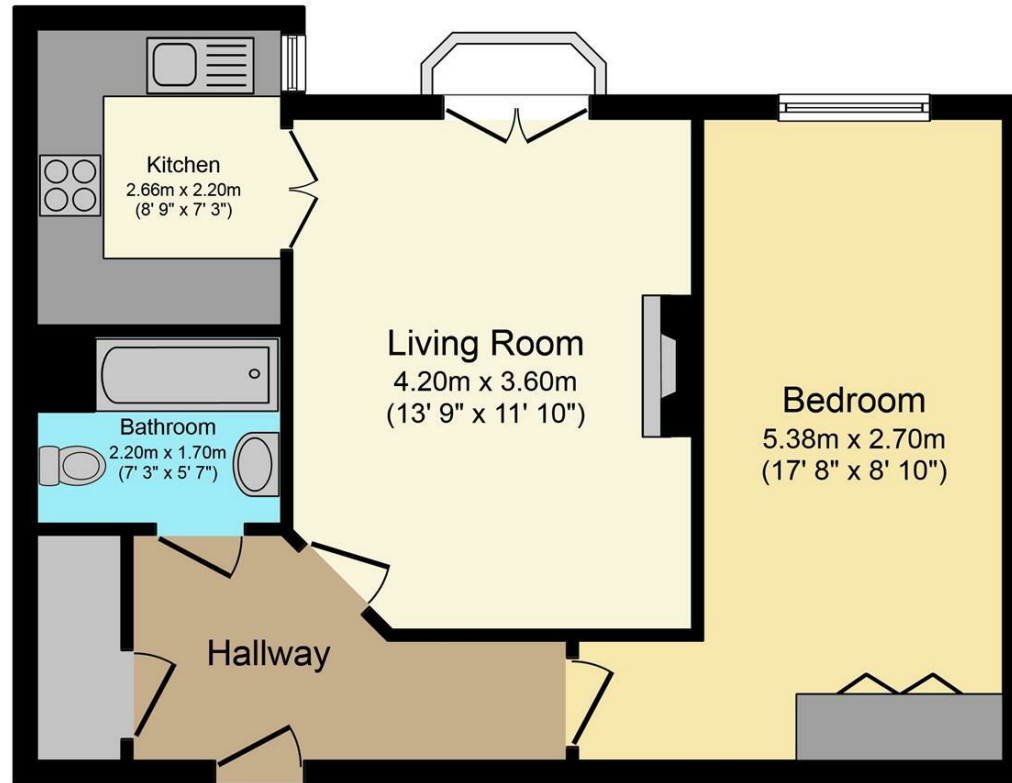
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals

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 illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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

Tel: 01584 875207 | ludlow@samuelwood.co.uk