



SAMUEL WOOD

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

Asking Price £159,999



This 1 bedroom second floor retirement apartment in excellent condition with new carpets is located just off Ludlow's historic town centre excellent facilities. The development offers an excellent range of communal facilities that include car parking, landscaped gardens, lodge manager, lift to all floors, 24 hour care and support system via digital call system. Accommodation includes Reception Hall with good sized storage cupboard, Living Room, Kitchen with integrated appliances, double bedroom with fitted wardrobe and shower room. EPC B

- 1 Bedroom retirement apartment
- Second floor location
- Excellent condition with new carpets
- carpark, landscaped garden
- lodge manager
- lift to all floors
- furnished lounge, guest suite

Betjeman Lodge is located just 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 morning, Afternoon Tea, Tai Chi, knitting, cards, film night and book club along with trips out and special events.

This second floor apartment is accessed off communal landing
Communal Landing into

Reception Hall

Having coving, dado rail, useful coat cupboard with hooks and shelves

Living Room 14'9" x 10'7" (4.50m x 3.23m)

Has window to rear elevation with shutters and a view across Lloyds yard to the hills in the distance. The room itself has coving, wall mounted radiator, attractive fire surround with electric fire fitted.

Kitchen 7'9" x 7'2" (2.37m x 2.20m)

Has extensive ceiling down lighters, range of modern matching units with grey fronts, heat resistant work surfaces, tiled splash backs, stainless steel sink unit, electric hob with extractor positioned above, Zanussi appliances to include electric oven, integrated fridge/freezer and washing machine

Bedroom 14'11" x 9'4" (4.55m x 2.85m)

Has a window again to rear elevation with shutters and these distance views, wall mounted radiator, excellent fitted wardrobes with mirrored sliding doors with hanging rail and shelving

Shower Room 7'0" x 5'4" (2.14m x 1.63m)

Having extensively tiled walls, modern suite in white of wc with its cistern inset to work surface, wash hand basin with vanity cupboard, large corner shower cubicle, mirrored cabinet and towel radiator (Had an upgrade November 2023)

Services

Mains electricity, mains water, mains drainage, windows are upvc double glazed and with the addition of secondary glazing. Heating is via a communal system via a ground source heat pump which can be boosted but the ambient heat from it and the heating of the water is included in the service charge. Telephone to BT Telecom regulations.

Agents Note

1. The property is Leasehold for 999 years, commencing in 2018
2. Ground Rent is £575.00 per annum
3. Service charge is £3022.26 per annum for 2024/2025 year

Tenure

The property is Leasehold

Local Authority

Shropshire Council

To view this property

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

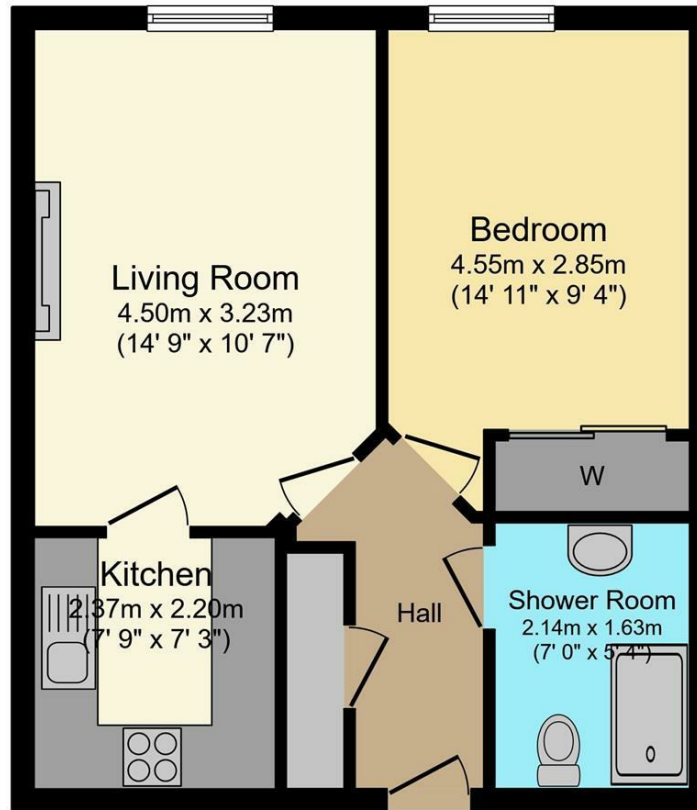
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

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

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Floor Plans



Total floor area 44.2 sq.m. (476 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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