



SAMUEL WOOD

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

Asking Price £99,950





This 1 Bedroom garden retirement apartment sits in a convenient location close to Ludlow's town centre in a purpose built retirement development. Communal facilities include parking on a first come first served basis, delightful gardens with direct access from the flat. Residents lounge, Laundry, Guest room and House Manager. Accommodation which benefits from upvc double glazing and electric heating briefly includes; Entrance Hall with large walk -in storage cupboard, Living Room with door out onto Garden, Kitchen with appliances, Double Bedroom with fitted wardrobe and Bathroom. No Onward Chain. EPC rating C



- Lower Ground Floor Garden Apartment
- Purpose built retirement development
- Close proximity of Ludlows Town Centre
- Excellent range of communal facilities
- Electric heating and Double Glazing
- No onward Chain

Located on the lower ground floor and accessed off the communal hallway; door opens into

### Entrance Hall

having coving, door into large walk-in storage cupboard with shelves, hanging rail and hot and cold water tanks.

### Living Room 17'1" x 10'5" (5.22m x 3.20m)

having coving, feature fireplace (non-functional). An important feature of this delightful home is the door and matching side window out onto the attractive communal gardens and a patio. Double doors into

### Kitchen 7'4" x 8'10" (2.24m x 2.70m)

having window overlooking the attractive gardens, fitted with a range of base cupboards, wall cupboards and drawers. Heat resistant work surfaces, tiled splashbacks, single bowl sink unit. Electric hob with extractor positioned above, electric oven adjacent, integrated fridge and freezer.

### Bedroom 13'3" x 8'10" (4.05m x 2.70m)

having window overlooking the attractive gardens. Housed in here are the controls for the 24 hour careline system and there are double mirrored doors into wardrobe cupboard with hanging rail and shelving.

### Bathroom 7'0" x 5'6" (2.15m x 1.70m)

having suite in cream of WC, wash handbasin with vanity cupboard, panelled bath with shower screen, shower over, grab rail and panic button.

### Outside

Burgess Court is a purpose built retirement development within a short walk of Ludlow's historic town centre. Facilities include residents parking, delightful communal gardens, residents manager, 24 hour careline, residents lounge, guest suite and laundry.

### Services

mains electricity, mains water, mains drainage, electric heating. Upvc double glazing. Approximate Broadband speeds; Basic- 17mbps, Superfast- 80 Mbps. Flood Risk – very Low.

### Agents notes;

- 1) The property is leasehold with 125 year lease which commenced in 2006.
- 2) Service charges are £3060.38 for the year 2024/ 25.
- 3) Ground rent is £395 per annum
- 4) Pets are considered by prior written consent from the freeholder.

### Local Authority

Shropshire Council  
Council Tax Band A

### 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](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

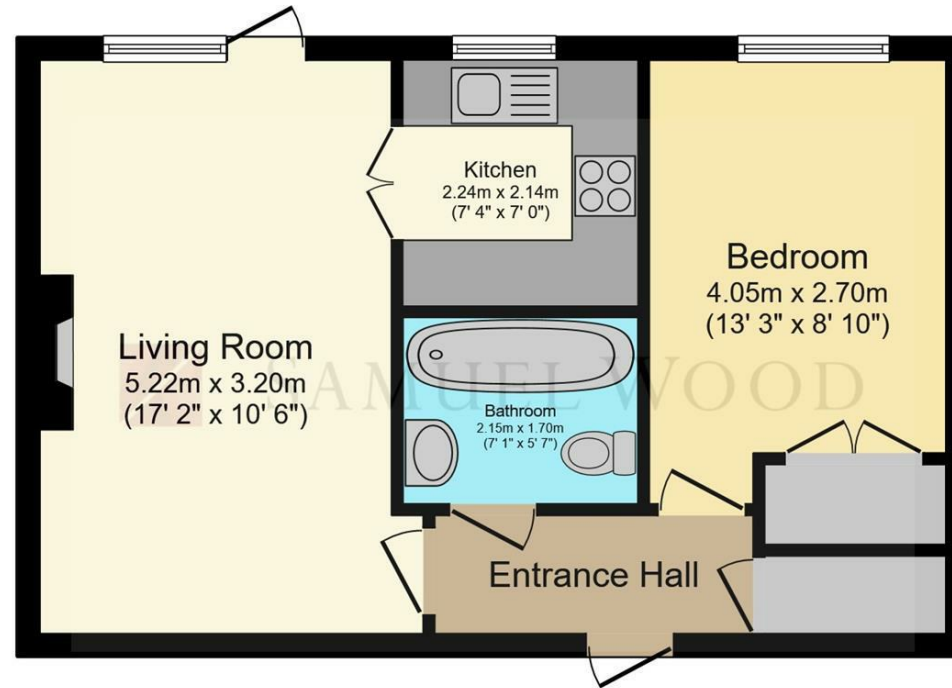
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

### 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**  
Floor area 43.0 m<sup>2</sup> (463 sq.ft.)

**TOTAL: 43.0 m<sup>2</sup> (463 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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