



SAMUEL WOOD

3 Burgess Court, Gravel Hill, Ludlow, Shropshire, SY8 1QX

Asking Price £99,000





This ground floor one bedroom garden apartment having access out onto the garden with a patio, sits in this popular retirement development located on Gravel Hill just off Ludlow's town centre. Accommodation benefiting from double glazing and gas fired heating includes: Entrance Hall, Living Room with door out onto patio, slightly larger than average Kitchen, Double Bedroom with fitted wardrobe and Bathroom. Communal facilities include parking on a first come first serve basis, communal gardens, resident's manager, communal lounge, laundry and guest suite together with a 24 hour care line. EPC – rating C



- One bedroom retirement apartment
- Close proximity to town centre
- Range of communal facilities
- Direct access onto a patio and communal garden
- Well appointed throughout
- Viewing recommended

### Entrance Hallway

having large walk-in storage cupboard housing the hot and cold water storage tanks

### Living Room 13'6" x 8'9" (4.13m x 2.68m)

having a pleasant aspect with windows to two elevations overlooking the gardens and door stepping on to a paved seating area. There is a wall mounted electric panel heater which has a built in convector and double doors open into

### Kitchen 10'5" x 6'5" (3.20m x 1.96m)

which is larger than average for the development having window overlooking garden and fitted with a range of matching units to incorporate an electric hob with extractor positioned above. electric oven, integrated fridge and freezer

### Bedroom 13'6" x 8'9" (4.13m x 2.68m)

having window overlooking garden, coving, wall mounted night storage heater and excellent fitted wardrobe cupboard with mirrored doors, hanging rail and shelf

### Bathroom 6'10" x 5'8" (2.10m x 1.75m)

having suite in cream to include a panelled bath with shower over, wc and wash hand basin with vanity cupboard

### Services

Mains electricity, mains water, mains drainage, electric heating were listed, doors and windows are UPVC double glazed. Flood risk- No Risk, Broadband speeds 17 – 80 Mbps

### Agents Note

The property is leasehold with 125 year lease which commenced in 2006. The service charge for 2024 is £3068.38 and the ground rent is £395 pounds per annum.

### Local Authority

Shropshire 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 42.0 m<sup>2</sup> (452 sq.ft.)

**TOTAL: 42.0 m<sup>2</sup> (452 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

Tel: 01584 875207 | [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk)