



SAMUEL WOOD

35 Burgess Court Gravel Hill, Ludlow, SY8 1QW
Offers In The Region Of £70,000



This one bedroom first floor retirement flat enjoys an easy walk into Ludlow's town Centre. The property which has been newly carpeted benefits from double glazing and electric heating has accommodation to include Reception Hall, Large storage cupboard, Living Room, Kitchen, Shower Room, Double bedroom. EPC B

- First Floor Flat
- Double Bedroom
- Communal Gardens
- Town Location

Burgess court is a popular retirement development in Ludlow and it is conveniently situated within level walking distance of both the local GP surgeries and pharmacies. Ludlow is a vibrant town and is well renowned for its architecture, culture and festivals. It has a good range of services and has a main line railway.

The complex enjoys communal facilities including residents parking (first come, first served), gardens, lift to all floors, residents lounge, first floor launderette, house manager and 24 hour care line. Current residents social activities include a weekly coffee morning and afternoon tea, occasional shared meals and film nights.

Reception Hall

Having door into Large storage cupboard

Living Room 14'1" x 11'9" (4.30m x 3.60m)

Having wall mounted electric overnight storage heater, feature fireplace with electric fire fitted and double glazed window to rear elevation.

Kitchen 8'10" x 7'2" (2.70m x 2.20m)

Having upvc double glazed window to front. The room is fitted with a range of units having wood styled fronts to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splash backs. There is a single bowl, single drainer sink unit, 4-ring electric hob with electric oven adjacent and extractor unit. Integrated fridge and freezer, wall mounted blow air heater

Bedroom 17'8" x 8'10" (5.40m x 2.70m)

A good sized double room with wall mounted overnight storage heater, fitted wardrobe with hanging rail and shelf, window to rear elevation.

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

Having ceiling light, large shower cubicle with shower fitted, hand rail and tiled splash backs. Wash hand basin inset to vanity unit, wc, shaver light and point, wall mounted blow-air heater and extractor fan

Outside

The property enjoys a convenient location within walking distance of Ludlow's town centre. There is a residents car park (first come, first served basis) and attractive landscaped communal gardens.

Tenure

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

(The service charge covers costs including Buildings insurance, maintenance of the building such as insulation, roof repairs, cleaning gutters, washing windows, water rates, launderette and the 24hr care line)

Local Authority

Shropshire Council, Council Tax Band A

Services

Mains water, mains drainage, mains electricity, electric heating.

Broadband Speeds: Basic: 17 Mbps Superfast: 80 Mbps

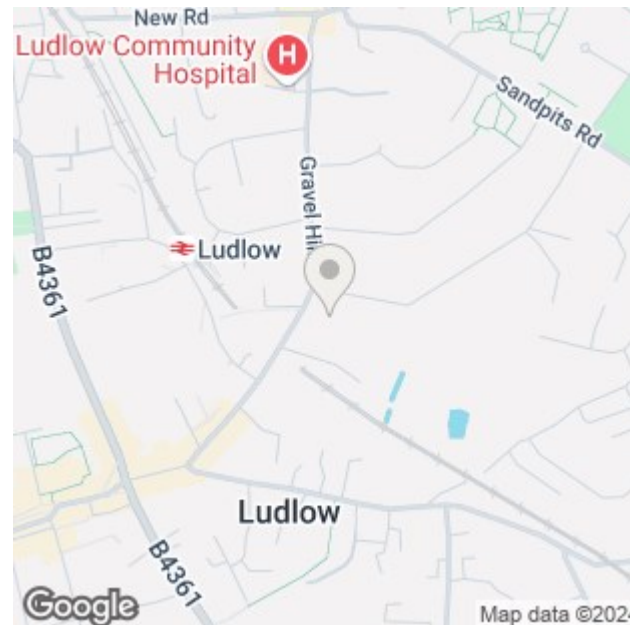
Flood Risk - None

To View This Property

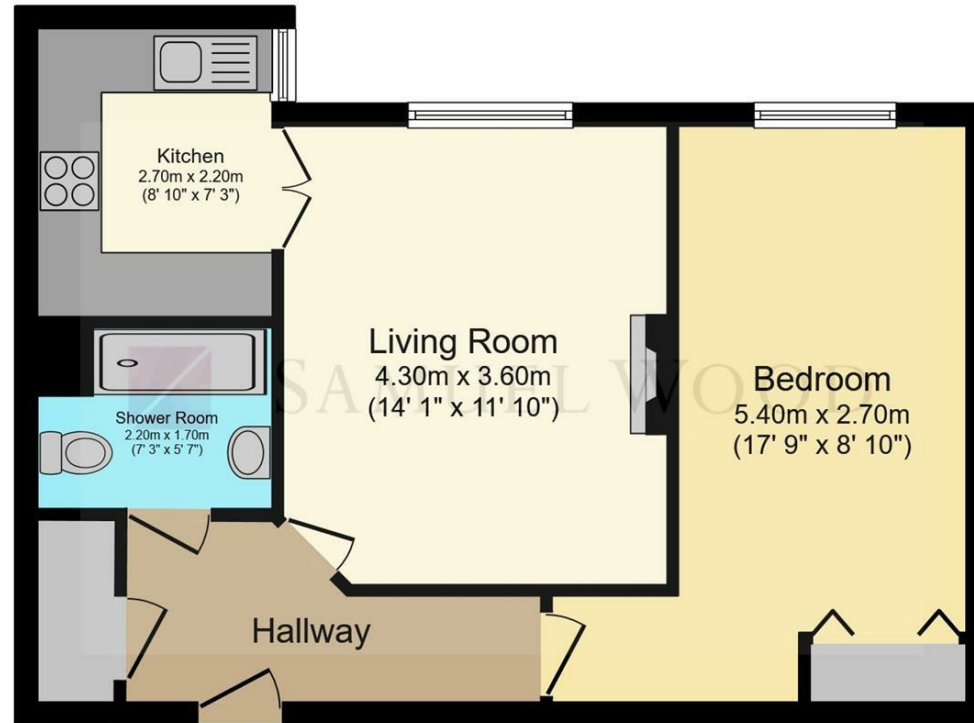
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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



Floor Plans



Floor Plan

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

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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