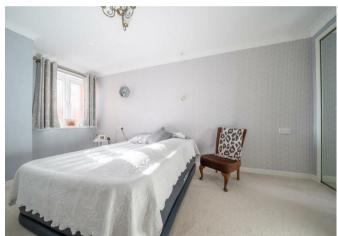




41 Burgess Court Gravel Hill, Ludlow, Shropshire, SY8 1QW
Offers In The Region Of £75,000

















This first floor retirement flat is located in this popular retirement development of Burgess Court within close proximity of Ludlow town. The flat sits on the first floor and enjoys an open aspect across the rooftops from the balcony in the living room. Accommodation benefits from upvc double glazing and electric heating and briefly includes: Entrance Hall with store cupboard, Living Room, Kitchen, Double Bedroom and modern Shower Room. The property enjoys communal gardens, residents parking, house manager, day room, visitor room and laundry.

- First floor one bedroom retirement apartment
- Balcony with view across rooftops
- Close to town centre
- Well presented interiors
- Good range of communal facilities
- No onward chain

Entrance Hallway

with door into large walk-in storage cupboard with shelving and the hot & cold water tanks and electric fuseboards are housed here. The hallway also has the front door of the development, intercom system and the 24 hour care line facility

Lounge / Dining Room

with the attractive feature of double doors to front elevation, stepping out onto a Juliet balcony with view across the roof tops, wall mounted night storage heater and double doors into

Kitchen

with window to frontage, range of matching units with heat resistant work surfaces and tiled splash backs, stainless steel sink unit, electric hob with extractor positioned above, electric oven adjacent, integrated fridge, space for a freezer and electric blow-air heater

Double Bedroom

with window to frontage, wall mounted night storage heater and fitted wardrobe cupboard with mirrored doors, hanging rail and shelving

Shower Room

with a suite in cream of wash hand basin with vanity cupboard, wc, double width shower cubicle with shower fitted, grab rail, tiled surrounds, blow-air heater, extractor fan and electric towel radiator

Outside

The property enjoys residents parking on first come, first served basis. There are delightful communal gardens which are beautifully maintained and landscaped together with a Residents Lounge, Laundry Room, House Manager and a 24-hour careline call facility

Services

Mains electricity, mains water and mains drainage, electric heating and upvc double glazing. Flood risk – no risk. Broadband speeds – 17 - 80 Mbps

Local Authority

Shropshire Council

Council Tax Band A

Agents Notes

- I. The property has a lease of 125 years which commenced in June 2006
- 2. The service charge is £3060.38 per annum with a ground rent of £395 per annum

Viewings

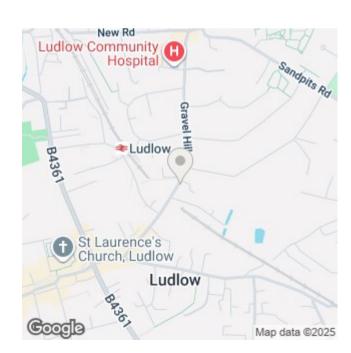
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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

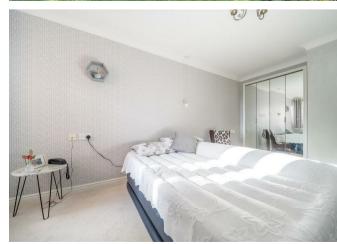
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Floor Plans



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.

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