



3 Betjeman Lodge Corve Street, Ludlow, Shropshire, SY8 IDJ Asking Price £299,000











This exceptionally well presented 2 bedroom, ground floor apartment, in an over 60s retirement complex, offers an excellent range of communal facilities to include: carparking, gardens, lodge manager, lift to all floors, 24 hour care and support system by digital call and communal living room with coffee bar. Accommodation which is well presented includes: Reception Hall with walk in storage cupboard, Living Room with door to the communal garden, Kitchen with integrated appliances, 2 good sized Double bedrooms and modern Shower Room.

- Modern Retirement Living
- Ground Floor
- Communal Gradens
- 2 Bedrooms
- Shower Room
- Plenty of Storage

#### Front door opens into

#### **Reception Hallway**

having wall mounted radiator and door into 2 good sized storage cupboards,  ${\sf I}$  having fitted shelving

#### Cloakroom

having wc and half pedestal wash hand basin in a suite of white and heated chrome towel rail

## Sitting Room

having feature fireplace with electric fire fitted, electric heater and door into storage cupboard, upvc double glazed window and door to frontage opening onto the communal garden and patio

#### Kitchen

having a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splash backs, single bowl sink and drainer unit, 4-ring integrated electric hob with extractor positioned above, integrated oven, integrated fridge, freezer and washer/dryer, upvc double glazed window to frontage

## Bedroom I

having fitted wardrobe with hanging rail and shelving fitted, wall mounted heater and upvc double glazed window to frontage

## Bedroom 2

having fitted wardrobe with hanging rail and shelving, wall mounted heater and upvc double glazed window to frontage

## Shower Room

having comer shower unit, wc and wash hand basin to vanity cabinet in a suite of white, extensively tiled walls and chrome heated towel rail

# Outside:

The property enjoys communal gardens and a car park.

#### Services:

Flood Risk - no risk. Broadband speeds - Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps.

#### Agents Notes:

The property is leasehold with a 999 years lease which commenced on 1st April 2018.

Service charge: £4,550 for 2025/2026

Which includes buildings insurance, heating, water & sewage rates, maintenance and lodge manager.

Ground Rent: £625 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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CONTEMPORARY AGENCY • TRADITIONAL VALUES Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 IAW Tel: 01584 875207 | ludlow@samuelwood.co.uk