



SAMUEL WOOD

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

Offers Based On £75,000



This 1 bedroom ground floor retirement apartment is located just off Ludlows town centre, in a purpose built development. Accommodation which benefits from upvc double glazing and electric heating where listed briefly includes: Reception Hall with store cupboard, Living Room, Kitchen, Double Bedroom with built-in wardrobe and Wet Room. Outside the development has excellent communal facilities to include: car parking (first come, first served basis), house manager, residents lounge, laundry room and gardens.

Located off the communal hallway on the ground floor, front door opens into

Reception Hall

Having coving, alarm system, door entry system and safety pull cord system. Door into useful storage cupboard housing the hot water cylinder and further shelving

Living Room 16'4" x 10'2" (5.00m x 3.10m)

Having ceiling light, coving, wall mounted electric night storage heater with convector heater built in, feature fireplace with electric fire fitted, upvc double glazed window and upvc double glazed door to front elevation with built in blinds, out on to a small patio.

Kitchen 7'4" x 5'8" (2.25m x 1.75m)

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

Bedroom 13'6" x 9'7" (4.12m x 2.93m)

Having double glazed window to frontage, ceiling light, coving, wall mounted electric night storage heater and double mirrored doors into wardrobe cupboard with hanging rail and shelf

Wet Room 6'9" x 5'4" (2.07m x 1.64m)

Having coving, extensively tiled wall and floor, shower area with screen and a modern suite in white of wc and wash hand basin, shaving light and point, bathroom cabinet, electric towel radiator and electric blow air heater.

Outside

Burgess Court is a retirement development, a little off Ludlow's town centre and enjoys communal parking, (first come, first served basis), residents lounge, house manager, laundry, library and communal garden

Agents Notes:

1: Service Charge payable of £3440.68 per annum 2025 / 2026

2: Ground Rent: £395 per annum for 2025 / 2026

Local Authority

Shropshire Council

Tax Band - A

Services:

Mains electricity, mains water and mains drainage, electric heating and upvc double glazing. Flood risk – very low. Broadband speeds – 17 - 80 Mbps

Viewings

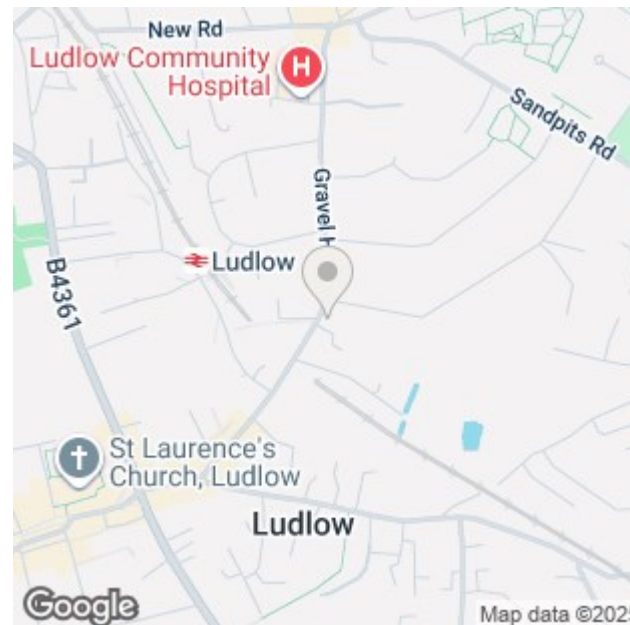
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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

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

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CONTEMPORARY AGENCY • TRADITIONAL VALUES
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