



SAMUEL WOOD

26 Betjeman Lodge Corve Street, Ludlow, Shropshire, SY8 1DJ

Asking Price £175,000



This well presented and spacious one bedroom first floor retirement apartment overlooking communal gardens offers an excellent range of communal facilities to include: Car parking, lodge manager, lift to all floors, 24 hour care and support system and communal living room with coffee bar. Accommodation which is well presented includes: Entrance Hall with walk-in storage cupboard living room, kitchen with integrated appliances, double bedroom with wardrobe and modern shower room. No onward chain.

- Comfortable retirement living
- Excellent communal facilities
- First floor location
- Modern kitchen and bathrooms
- Lift to all floors
- No onward chain

Betjeman Lodge is located off Ludlow's town centre which is renowned for its architecture culture and festivals and has a good range of facilities. The complex has weekly activities that include: coffee mornings, afternoon tea, Thai chi, knitting, film night and book club along with trips out and special events.

Accessed off the communal first floor landing, front door opens into Entrance Hall and door into a large walk-in storage cupboard. The living room has feature fireplace with electric fire, window overlooking the communal garden and a glazed door which opens into a modern kitchen with window to rear, fitted with a range of gloss fronted units incorporating an electric oven, hob, extractor, integrated fridge and freezer

The double bedroom has window overlooking gardens and an excellent range of fitted wardrobes with hanging rail and extensive shelving. Adjacent is a shower room with modern suite in white incorporating WC, wash hand basin with vanity cupboard and good sized shower cubicle

#### Agents Notes:

Property is leasehold with a 999 year lease which commenced on 1st of April 2018

Ground rent is £812.65 per annum

Service charge is £3040.66 for the 2025 / 2026 year which includes building insurance, communal heating, water and sewage rates, 24 hour care Line and facility lodge manager

Services: We understand that the property has mains electric, mains water and mains drainage. Heating is a communal system via a ground source heat pump which can be boosted to provide additional heat if required. Windows are UPVC double glazed.

Broadband Speeds: Between 17 and 1800 Mbps

Flood Risk: Very low

Tenure: We understand the tenure is Leasehold

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: Shropshire Council, tax band B

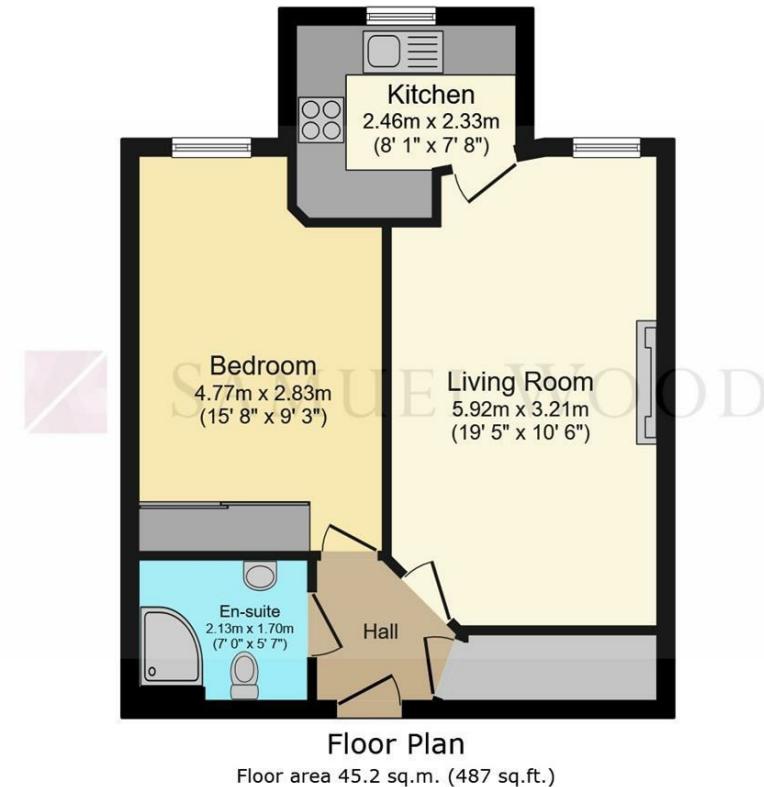
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: 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.

Viewings: Strictly by appointment only, please contact the craven arms office on 01584 875 207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



## Floor Plans



**Total floor area: 45.2 sq.m. (487 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

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