



30, Lavington Court Underhill Street, Bridgnorth, Shropshire, WV16 4BY

BERRIMAN
EATON

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Positioned near the lift, this second floor one bedroom apartment is designed for independent living for the over 60's with the security of a 24hr helpline and warden in this retirement development near the River with a good parking area. A shop is nearby and this is an excellent position for the circular bus route around town. Telford - 12.8 miles, Kidderminster - 14.1 miles, Wolverhampton - 14.5 miles, Shrewsbury - 20.8 miles, Stourbridge - 14 miles, Birmingham - 29 miles (All distances are approximate).

LOCATION

The historic market town of Bridgnorth holds many local attractions and places of interest as well as offering an excellent range of facilities to include a local cinema and theatre along with a good selection of shops, hospital and healthcare services, restaurants, pubs and cafés. There are local weekend markets, an array of sports facilities and local events held throughout the year. These popular apartments have a nearby bus stop and convenience store selling hot lunchtime food and fresh meat and vegetables from the renowned Beamans family butchers. A short stroll will bring you to the quayside viewing point along the River, whilst the funicular cliff railway links to the High Town.

ACCOMMODATION

The second floor apartment is located close to the lift and is entered through the front door into a spacious reception hall with a large storage cupboard housing the hot water cylinder and shelving. An open plan living and dining area enjoys views from the front window over Underhill Street and the Castle Walk around the old town walls. Double doors lead into a fitted kitchen with eye level electric oven, electric hob, sink unit and freestanding fridge and freezer. Views to the front. The spacious double bedroom has folding mirrored fitted wardrobes with a view to the front. From the hall a refitted shower room includes a double walk-in shower hand basin with vanity unit, WC, fitted shelving and fully tiled walls.

On the ground floor, a secure entrance leads past the warden's office into a communal lounge area. Lavington Court is known for its wonderful community and activities arranged by the residents.

OUTSIDE

There is a communal car park to the rear with gardens and potential on road parking to the front.

TENURE AND SERVICE CHARGE

We are advised the property is Leasehold. Service charges and ground rents apply. The Freehold is held by First Port Retirement.

Service charge£

Ground Rent.....£

Years remaining on lease.....

The Freehold is held by First Port Retirement.

COUNCIL TAX

Shropshire Council.

Council Tax Band: B

FIXTURES AND FITTINGS

By separate negotiation.

SERVICES

We are advised by our client that mains water, drainage and electricity are connected. Verification should be obtained by your Surveyor.

VIEWING ARRANGEMENTS

Strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS

Leave Bridgnorth High Town and proceed towards Low Town via Pound Street which continues onto Underhill Street. The entrance to Lavington Court can be found on the right hand side just before Woods Dry Cleaners and Beamans Butchers.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

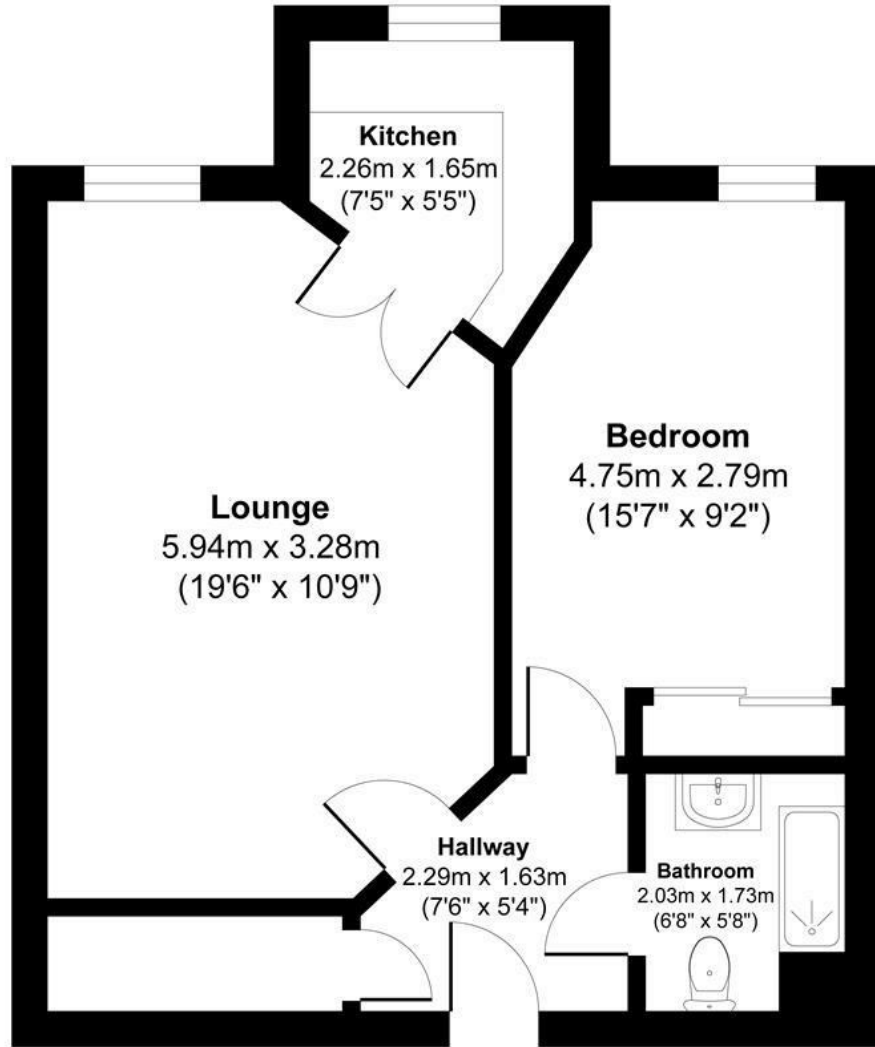
Offers Around
£115,000

EPC: C

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

30 Lavington View

Approximate Gross Internal Area
542 sq ft - 50 sq m



Not to Scale. Produced by The Plan Portal 2024
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