



FREE: TRY BEFORE YOU BUY

(Subject to certain terms and conditions).

Flat 26, Lavington Court Underhill Street, Bridgnorth, Shropshire, WV16 4BY

BERRIMAN
EATON

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An opportunity to spend 2 nights in this self-contained apartment for the over 55's with a rare, private balcony enjoying elevated river views. Lavington Court is highly desirable given it's location to local shops and regular public transport services. There is good parking, lift and communal living room and activities. (Subject to certain terms and conditions).
Much Wenlock - 8 miles, Telford - 12 miles, Kidderminster - 14 miles, Wolverhampton - 14 miles, Shrewsbury - 20 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

This second floor apartment can be accessed by a lift and must be viewed. A private entrance hall provides a large storage cupboard along with doors leading off to; a spacious shower room which is fitted with a shower, wash hand basin with vanity unit below and a WC. The lounge benefits from a private balcony with elevated views to the rear overlooking the gardens and river beyond. The modern kitchen is fitted with NEFF appliances to include an upright oven/grill, electric hob along with fridge/freezer and dishwasher. A double bedroom enjoys views to the rear along with a fitted double wardrobe. Careline gives the owners and their relatives peace of mind with an emergency call system (as do the communal areas) Lavington Court provides a residents lounge, laundry, guest room for relatives, and well managed gardens overlooking the river.

OUTSIDE

There is a communal car park to the rear with maintained gardens for the residents.

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.

COUNCIL TAX

Shropshire Council.

Tax Band: B.

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

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tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

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Lettings Office

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Worcestershire Office

01562 546969

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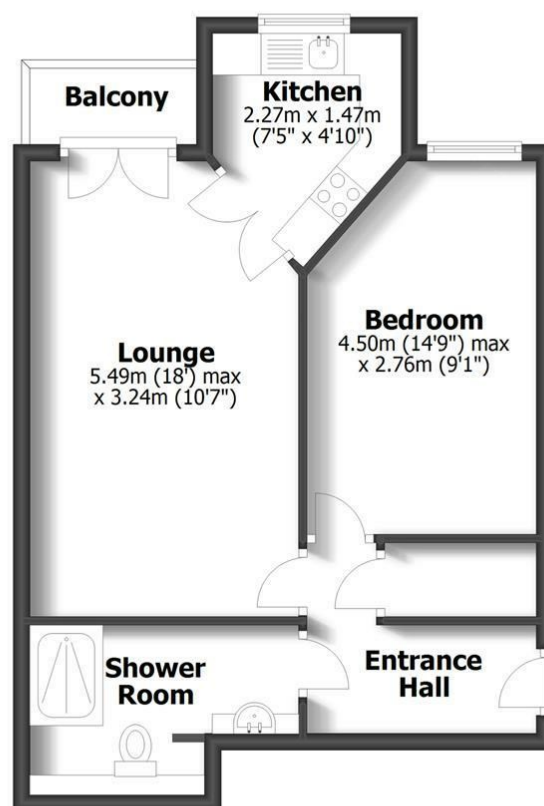
Offers Around
£125,000

EPC: B

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.



26 LAVINGTON COURT
UNDERHILL STREET, BRIDGNORTH



TOTAL: 47.1sq.m.506.7sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

