

Apartment 40, Betjeman Lodge, Corve Street, Ludlow, SY8 1DJ  
Price £199,950



# Apartment 40, Betjeman Lodge

## Corve Street

\*\*\*\*\* LAST APARTMENT AVAILABLE!!! \*\*\*\*\*

Betjeman Lodge is conveniently located within walking distance of Ludlow town centre. There are a variety of both one and two bedroom retirement apartments offered for sale. The spacious apartments benefit from built in wardrobes, communal areas and gardens, together with an on site Lodge Manager. who ensures the effective and smooth running of the lodge.

- \*\*\* LAST APARTMENT AVAILABLE \*\*\*
- 1 bedroom apartment
- Communal areas and grounds
- Convenient location
- Show home available to view
- Available now!
- Fully furnished
- Move for free

### Material Information

**Price** £199,950

**Tenure:** Leasehold

**Local Authority:**

**Council Tax:** A

**EPC:** B (82)

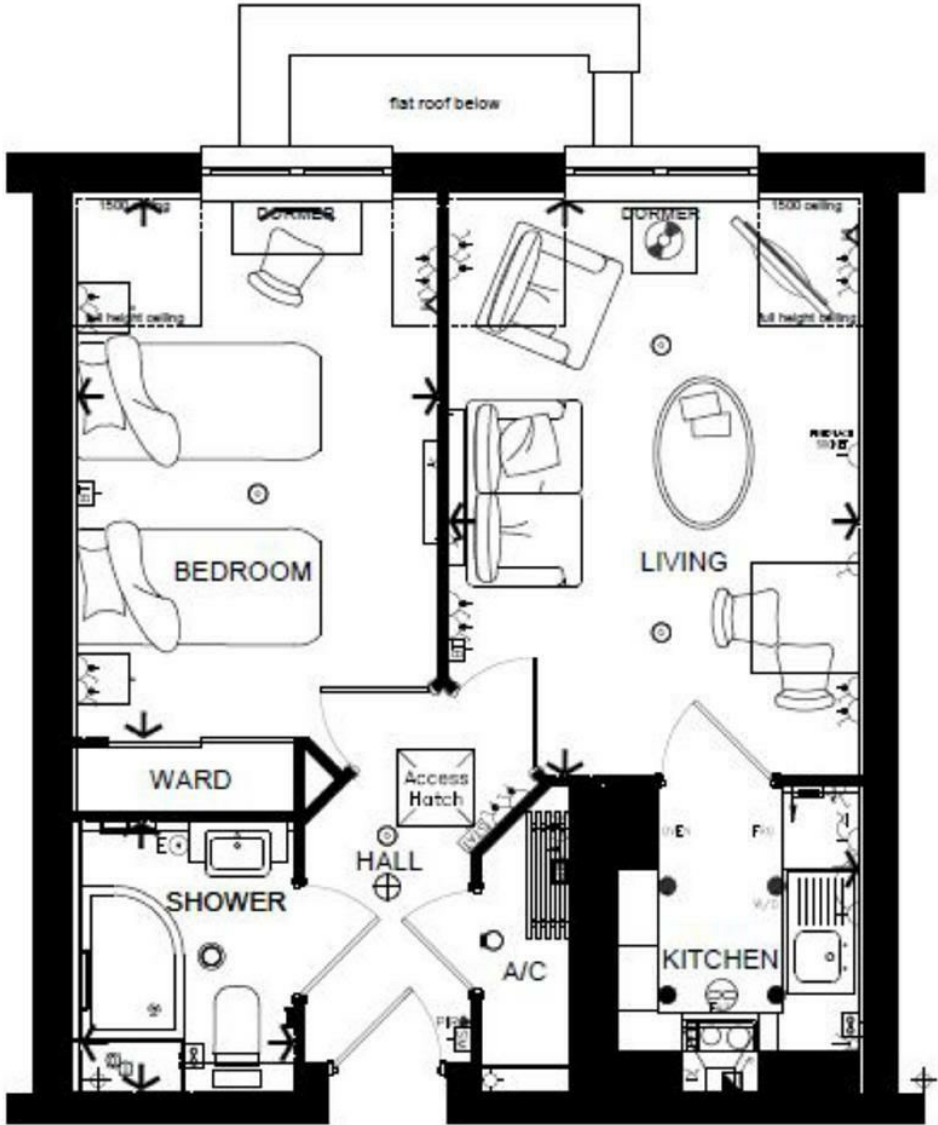
For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>		92	92
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

A beautifully appointed, brand new, east facing retirement apartment located on the second floor with accommodation comprising; lounge, kitchen, double bedroom and shower room. Carpets, blinds and lights are also included. All apartments benefit from a lovely Owners Lounge which is perfect for meeting with fellow owners, join lodge events or simply read a book and relax in.

The beautifully furnished Owners' Lounge is a popular feature in the development and provides the perfect venue for entertaining, participating in activities organised by your Lodge Manager or just relaxing with a book. Whether you want privacy or companionship, the choice is yours at a Churchill Retirement Living development.

## Betjeman Lodge

Betjeman Lodge is a collection of 44 one and two bedroom retirement apartments available to purchase now, and is situated within the popular market town of Ludlow which boasts a wealth of independent shops and cafés, frequent outdoor markets, national supermarkets and a host of recreational facilities.

## Gardens and parking

There is a beautiful communal garden area where in summer months, entertainment organised by Churchill can be enjoyed. Parking is available on site for owners.

## Location

Ludlow is regarded as one of the best "foodie" towns in the country with some of the most beautiful buildings anywhere showcasing how building styles have developed, from the medieval period through to the 18th and 19th Century. Transport facilities are brilliant with good road and rail links to all major towns and cities. Shrewsbury to the north and Hereford to the south are located approximately 25/30 miles away and offer extensive entertainment and leisure facilities and a wide range of national and chain stores.

## Services

Mains water, drainage and electricity are connected to the property.

Winter Fuel Allowance paid for 5 years.

## Local Authority

Shropshire Council

Council Tax Band: C

## Tenure

We understand the property is Leasehold.

## Agent's notes

Designed exclusively for the over 60's and with our Owners in mind, our retirement apartments enhance and support your new, low maintenance lifestyle. There is an annual ground rent and service charge made payable to Churchill Retirement Living.

This apartment is sold fully furnished

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

## DIRECTIONS

If driving from our Ludlow office, head west on High Street towards Raven Lane. Continue onto Castle Square following onto Lower Wood Road, taking a left hand turn onto Middle Wood Road and a further left onto Whitcliffe Road. Follow Whitcliffe Road for 1.2 miles and turn left onto Lower Broad Street. The property is located on the right hand side as indicated by the yellow 'Betjeman Lodge' sign.





