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44, Burgess Court, Ludlow, SY8 1QW  
Price £59,495



# 44 Burgess Court Ludlow

Welcome to 44 Burgess Court, a charming one-bedroom third-floor retirement apartment situated in the heart of Ludlow. This well-appointed residence offers comfortable living with the convenience of being within walking distance to the historic town centre.

This delightful apartment offers a perfect blend of independence and community within a supportive environment, making it an ideal choice for those seeking a comfortable retirement home in a vibrant town.

- Third Floor Flat
- One Double Bedroom
- Town Location
- Lovely Views
- Owners Lounge
- Communal Gardens
- Lift Access To All Floors
- Residents' Lounge and First-Floor Lunderette
- House Manager and 24-Hour Care Line
- Residents' Parking on a First-Come, First-Served Basis

Material Information

**Price** £59,495  
**Tenure:** Leasehold  
**Local Authority:** Shropshire Council  
**Council Tax:** A  
**EPC:** C (77)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Burgess Court is a development of luxury retirement apartments built by McCarthy & Stone in 2006 for occupants of 60 years of age and above. This delightful property offers a wonderful opportunity to join a vibrant and supportive retirement community, with the added benefit of Ludlow's picturesque surroundings and cultural attractions. Whether you're looking for a permanent home or a second residence, this apartment offers peace of mind, convenience, and charm in equal measure.

## Property Description

The spacious living accommodation is thoughtfully designed for ease of use and comfort, the living room is a bright and airy space with electric heating, a feature fireplace, and a large double-glazed window with rooftop views over the town. A well appointed kitchen with modern units, integrated appliances (oven, hob, extractor), and ample workspace.

The generous double bedroom benefits from a built-in wardrobe and lovely views, and the bathroom offers a traditional suite with a bath with shower over, vanity unit inset wash hand basin, W.C. and extractor fan. In addition, there is a residents' lounge, ideal for coffee mornings, social events, and gatherings and an on-site launderette with lift access to all floors.

## Outside

The property occupies a convenient location within walking distance of Ludlow's town centre. There is a residents car park (first come, first served basis) and attractive landscaped communal gardens.

## Location

Ideally positioned on Gravel Hill, providing easy access to Ludlow's amenities, renowned for its architecture, culture, and festivals.

## Services

We understand mains water, mains drainage, mains electricity are connected with electric heating. Windows are double glazed.

## Broadband Speeds

Estimated Broadband Speeds - Basic: 17 Mbps | Superfast: 80 Mbps

## Local Authority

Shropshire Council  
Council Tax: Band A

## Tenure

The property is Leasehold with a 125 year lease which commenced February 2006. The service charge for 2024 is £3068.38 and the ground rent is £395 pounds per annum. The service charge covers costs including buildings insurance, maintenance of the building such as insulation, roof repairs, cleaning gutters, washing windows, water rates, launderette and the 24hr care line.

## Flood Risk

Rivers and the sea: No Risk.

## Agents Note

The apartments within Burgess Court come with a 24 hour emergency system, as well as a secure entry service. The court manager is on hand should you need any assistance whatsoever. There is both residents and visitors parking available. Pets are considered by prior written consent from the freeholder.

## Buyers Identification Check Charge

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.

## Viewing Arrangements

Viewings arranged by appointment, please contact Cobb Amos Ludlow on: -  
Tel: 01584 874 450 Email: ludlow@cobbamos.com

## DIRECTIONS





