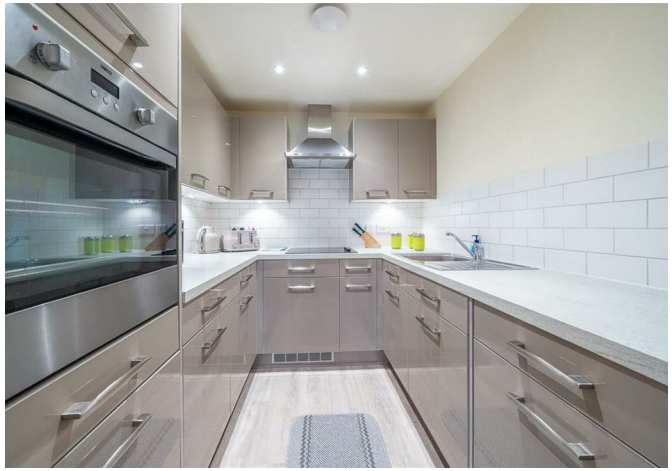


SAMUEL WOOD

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

Offers Based On £95,000









1 | 1 | 1 | B

OPEN TO OFFERS. This 1 bedroom second floor retirement apartment in excellent condition is located just off Ludlow's historic town centre,s excellent facilities. The development offers an excellent range of communal facilities that include car parking, landscaped gardens, lodge manager, lift to all floors, 24 hour care and support system via digital call system. Accommodation includes Reception Hall with good sized storage cupboard, Living Room, Kitchen with integrated appliances, double bedroom with fitted wardrobe, storage and shower room.
EPC B

- 1 Bedroom retirement apartment
- Second floor location
- Excellent condition
- carpark, landscaped garden
- lodge manager
- lift to all floors
- furnished lounge, guest suite
- Lots of additional storage

Betjeman Lodge is located just off Ludlow's town centre which is renowned for it's architecture, culture and festivals and has a good range of facilities.

The complex has weekly activities that include Coffee morning, Afternoon Tea, Tai Chi, knitting, cards, film night and book club along with trips out and special events.

This second floor apartment is accessed off communal landing

Communal Landing into

Reception Hall
Having coving, dado rail, useful coat cupboard and low level cupboard.

Living Room
Has window to rear elevation with shutters and a view across Lloyds yard to the hills in the distance. The room itself has coving, , wall mounted radiator, attractive fire surround and lkarge stroage cupboards either side of the fire.

Kitchen
Has extensive ceiling down lighters, range of modern matching units with grey fronts, heat resistant work surfaces, tiled splash backs, stainless steel sink unit, electric hob with extractor positioned above, Zanussi appliances to include electric oven, integrated fridge/freezer and washing machine

Bedroom
Has a window again to rear elevation with shutters and these distance views, wall mounted radiator, excellent fitted wardrobes with mirrored sliding doors with hanging rail and shelving, further wardrobe and low level shelves under the window

Shower Room
Having extensively tiled walls, modern suite in white of wc with its cistern inset to work surface, wash hand basin with vanity cupboard, large corner shower cubicle, mirrored cabinet and towel radiator

Services
Mains electricity, mains water, mains drainage, windows are upvc double glazed and with the addition of secondary glazing. Heating is via a communal system via a ground source heat pump which can be boosted but the ambient heat from it and the heating of the water is included in the service charge.
Telephone to BT Telecom regulations.
Broadband Speed: 17 - 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: B

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

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 office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764

Agents Note
1. The property is Leasehold for 999 years, commencing in 2018
2. Ground Rent is £812.66 per annum
3. Service charge is £3092.74 for the 2026 / 2027 year which includes building insurance, communal heating, water and sewage rates, 24 hour care Line and facility lodge manager

Viewings
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764









Floor Plans



Floor Plan

Floor area 44.4 sq.m. (478 sq.ft.)

Total floor area: 44.4 sq.m. (478 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

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.