



Flat 30, Burgess Court Gravel Hill, Ludlow, SY8 1QW

Offers in the region of £87,500

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A beautifully presented ground floor retirement apartment, conveniently positioned close to the main entrance of this highly regarded retirement development. Offering 1 double bedroom, an open-plan living/dining room, modern shower room and excellent communal facilities, all within a 5-10 minute walk of Ludlow's vibrant town centre and available with no upward chain.

- Modern Retirement Apartment
- Beautifully Presented Accommodation
- Parking on a First Come First Serve Basis
- Approx. 5-10 Minute Walk to Town Centre
- Ground Floor Position Near Main Entrance
- Open-Plan Living/Dining Room & Modern Shower Room
- Superb Range of Communal Facilities
- 1 Double Bedroom
- Available With No Upward Chain
- Beautifully Kept & Landscaped Communal Gardens

The Property

Flat 30, Burgess Court is a beautifully presented ground floor retirement apartment forming part of this highly regarded McCarthy & Stone development, conveniently positioned approximately 450 yards from Ludlow's vibrant and historic town centre. Renowned for its wealth of independently owned shops, cafés, restaurants and everyday amenities, Ludlow town centre offers an enviable lifestyle and all the conveniences required for day-to-day living within comfortable walking distance. Offering well maintained and thoughtfully arranged accommodation throughout, the apartment provides 1 double bedroom, a modern shower room, an open-plan living/dining room and a fitted kitchen, whilst benefitting from an enviable position close to the main entrance of the development. Available with no upward chain, the property is ideally suited to those seeking a comfortable and low-maintenance home within a friendly retirement community.

The apartment is approached via the secure communal entrance doors and is conveniently positioned on the ground floor, just a short distance along the communal hallway. This particularly accessible location allows residents to reach the apartment without the need to use the lift or stairs, whilst still enjoying all of the benefits and facilities Burgess Court has to offer.

Upon entering the property, an entrance hall provides access to the principal accommodation and benefits from a useful storage cupboard. Positioned off the hallway is the spacious double bedroom, which enjoys

a pleasant outlook and benefits from a fitted mirrored wardrobe, providing excellent storage. Also accessed from the hallway is the modern shower room, which has been fitted with a contemporary suite comprising a large shower enclosure, wash hand basin and W.C. The open-plan living/dining room is a particularly attractive space and enjoys a bright and airy feel, with ample room for both seating and dining furniture. A window and glazed doors allow plenty of natural light to flood the room whilst providing a pleasant outlook over the communal grounds/carpark. Positioned just off the dining area is the fitted kitchen, which has been thoughtfully designed with a range of matching wall and base units, practical work surfaces, an integrated oven, hob and extractor hood together with space for additional appliances.

Burgess Court is a popular development of retirement apartments built by McCarthy & Stone in 2006 and designed principally for occupants aged 60 years and above. Burgess Court offers a superb range of facilities and services including beautifully maintained communal gardens, residents parking available on a first come, first serve basis, a residents' lounge, communal laundry room, guest suite, House Manager, camera entry system and an emergency pull cords and a 24-hour Careline service providing support if required. The development has a welcoming residential community, offering both privacy and independence alongside a variety of optional social activities and events throughout the year.

The beautifully landscaped communal gardens are worthy of particular note and

provide a peaceful setting for residents to enjoy. Maintained throughout the year, the gardens feature established planting, seating areas, large lawned sections and attractive pathways, creating a delightful environment in which to relax and unwind.

The Town

The quintessential British town of Ludlow is a throwback to the days gone by. You can't help but fall in love with the friendly welcoming townsfolk and the laid back lifestyle which feels a million miles away from the hustle and bustle of the big city. That's not to say that Ludlow is a quiet little backwater, far from it. Hosting the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair, Ludlow Fringe, Green Fair and Concerts in the Castle there are events to keep you entertained all year round. There are also countless antique and local produce markets and book, craft and garden fairs. A market on Castle Square is also on display 6 days a week. For sport lovers days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Then there's the spectacular architecture and countryside that you'll never grow tired of admiring. Ludlow has to be one of the most perfect places to reside in Britain. The county town of Shrewsbury is approximately 28 miles north and the Cathedral City of Hereford is 24 miles south. Both are easily accessible by the mainline rail that runs a frequent service to Manchester, Holyhead and Cardiff from Ludlow station. In addition, there are regular daily buses, providing transport in and around the town.

Services

We are informed the property is connected to mains water, drainage and electricity.



Heating
Electric heating.

Tenure
We are informed the property is of leasehold tenure with a remaining lease of 105 years from 2026.

Council Tax
Shropshire Council - Band A

Service Charge & Ground Rent
The service charge for 2025/26 is £3060.98, paid in two payments annually. The annual ground rent for 2025/26 is £395 and again is paid in two payments annually.

Agents Note
It is of our understanding that new residents can bring existing pets. Thereafter, pets are considered by prior written consent from the freeholder.

Nearest Towns/Cities
Leominster - 12 miles
Tenbury Wells - 10.5 miles
Church Stretton - 16.5 miles
Hereford - 24 miles
Kidderminster - 23 miles
Shrewsbury - 28 miles
Telford - 29 miles

Broadband
Enquiries indicate the property has an estimated fibre broadband speed of 73MB. Interested parties are advised to make their own enquiries.

What3words
fermented.exporters.daytime

Referral Fees
Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Money Laundering Regulations
In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

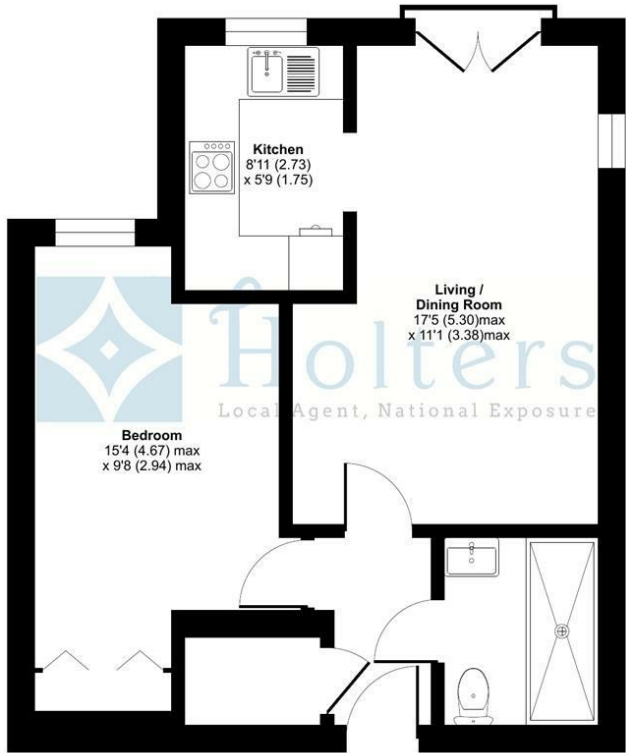
Consumer Protection
Consumer protection from unfair trading

regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



Burgess Court, Gravel Hill, Ludlow, SY8

Approximate Area = 465 sq ft / 43.2 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Holters Estate Agents. REF: 1480242

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

