

Asking Price £175,000 Leasehold

2 Bedroom, Apartment - Retirement

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

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

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Betjeman Lodge

Betjeman Lodge is a stunning development of 44 one and two-bedroom apartments situated in Ludlow, a location steeped in history. Perfectly located close to local amenities and expertly built to enable an active and independent retirement.

Ludlow has many things on offer from walking around the historic town to visiting the Castle and St Laurence's Church.

The Lodge is in the perfect place for transport with a bus stop right outside. Ludlow train station is 0.2 miles away and has direct links to Manchester Piccadilly, Holyhead and Carmarthen.

The Lodge Manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Betjeman Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Betjeman Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







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Property Overview

TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT

This lovely two bedroom first floor apartment is ideally situated close to the lift and is presented in good decorative order, offering comfortable and well-maintained accommodation throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround. There is a useful cupboard for additional storage, and a door leads into the Kitchen.

The Kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer. A window allows for light and ventilation.

Bedroom One is a generous double room with a useful built-in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

Bedroom Two is another good-sized room which could also be used as a separate Dining Room, Study or Hobby Room.

The Shower Room offers a large shower enclosure with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment are two further storage cupboards located in the hallway.

Call us today to book your viewing!







Features

- Two bedroom first floor retirement apartment
- Good decorative order throughout
- Convenient for the lift
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country







Key Information

Service Charge (Year Ending 31st May 2027): £4,655.22 per annum.

Ground rent £883.31 per annum. To be reviewed April 2032.

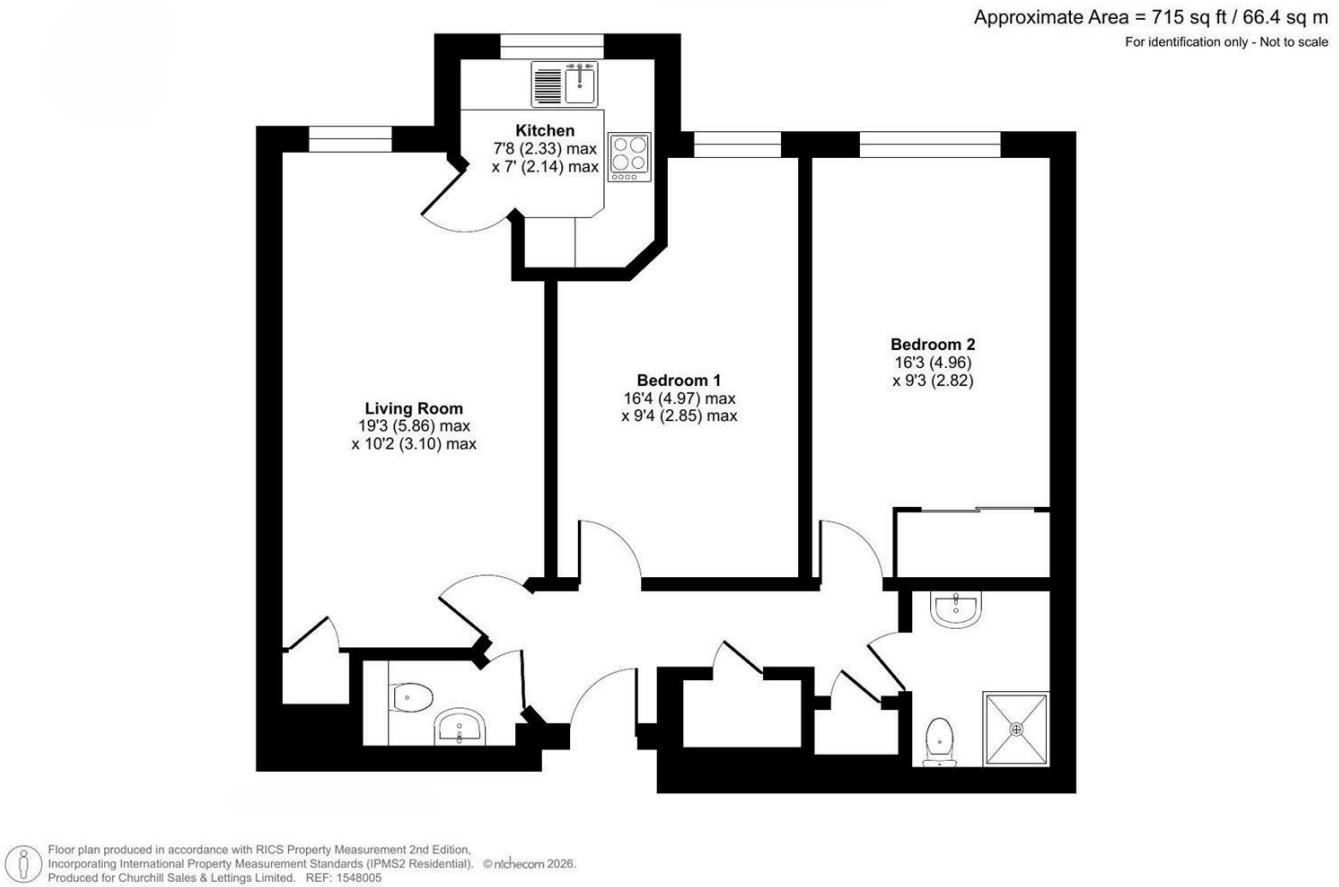
Council Tax Band C

999 year Lease commencing 2018

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, Ground Source Heating, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: B



DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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