SAMUEL WOOD

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

Offers Based On £129,000

1 | 1 | 1 | B

This well presented ground floor garden retirement apartment sits at the rear of the development with a patio and overlooks the communal gardens. The property is worthy of internal inspection and briefly includes: Entrance hall, large walk-in storage cupboard, living room with flame effect fire. Well appointed kitchen, double bedroom with fitted wardrobe and house shower room. The development has an excellent range of communal facilities and is a short walk into Ludlow town Centre.

- Ground floor garden apartment
- Sitting at rear of development
- Excellent shared facilities
- A great community with activities
- Well appointed accommodation
- Viewing advised

Location:

Betjeman Lodge is located at the bottom of Corve Street close to Tesco and the railway station and just a short walk into Ludlow's historic core. For those that are looking for a community, the complex has weekly activities that include: coffee mornings afternoon tea, tai chi, knitting, film night and book club along with trips out and special events.

Accommodation:

Front door opens into the reception hallway with large walk-in storage cupboard.

Lounge / dining room has a door and window out onto rear garden with patio and a feature fireplace with electric fire

Kitchen has a range of matching units with integrated hob, extractor fan, oven, fridge freezer, and washing machine

Double bedroom has window to rear and fitted wardrobe

Shower room with modern suite to incorporate a WC wash hand basin with vanity cupboard and corner shower cubicle

Outside:

The property enjoys well-maintained and level communal gardens. This flat enjoys a ground floor position and a small patio off the living room.

Tenure:

The property is leasehold with a 999 year lease which commenced on 1st of April 2018. Ground rent is £812.66 per annum.
Service charges are £3030.72 for the 25 / 26 year which includes: building insurance, communal heating, water and sewage rates, 24 hour Care Line and facility Lodge manager

Services:

We understand that the property has mains electric, mains water and mains drainage. The heating system is a communal system via a ground source heat pump which can be boosted to provide additional heat when required and helps cool in the summer months. Windows are UPVC double glazed.

Broadband Speed: 17 to 1800 Mbps

Flood Risk: Very low

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 Notes:

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

Floor Plans

Floor Plan

Floor area 46.4 sq.m. (500 sq.ft.)

Total floor area: 46.4 sq.m. (500 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.