



SAMUEL WOOD

Flat 4, Burgess Court Gravel Hill, Ludlow, SY8 1QW
Offers In The Region Of £95,000



An excellent opportunity to acquire this well-presented one-bedroom ground floor retirement apartment, ideally situated within the popular Burgess Court development, just a short distance from the charming centre of Ludlow. Renowned for its rich history and timeless appeal, Ludlow is one of Shropshire's most desirable market towns, celebrated for its striking medieval architecture, vibrant markets, and exceptional food culture. With a welcoming community atmosphere, an array of independent shops, cafés, and restaurants, as well as beautiful surrounding countryside, it offers an enviable lifestyle for those seeking both relaxation and convenience.

- 1 Bedroom Lower Ground Floor Flat
- Upgraded Shower Room
- Electric Heating & Double Glazing
- Range of Communal Facilities
- Close to Town Centre

The flat enjoys a particularly appealing position on the ground floor, benefitting from direct access to the well-maintained communal gardens perfect for enjoying outdoor space with ease.

The accommodation is thoughtfully arranged and comprises a welcoming reception hall with a generous walk-in storage cupboard, providing excellent practical space. The kitchen is well-appointed with a range of integrated appliances, while the living room offers a pleasant setting for both relaxation and entertaining.

The property further benefits from a modern shower room, featuring an upgraded large shower tray for enhanced accessibility, and a well-proportioned double bedroom complete with fitted wardrobe storage.

Residents of Burgess Court also enjoy access to a communal lounge, ideal for socialising, along with a car park available on a first come, first served basis. This delightful apartment presents an ideal opportunity for those seeking low-maintenance, secure living within easy reach of Ludlow's many amenities and attractions.

Agents Notes:

- 1). The property has a 125 year lease and commenced in September 2006
- 2). The service charge is £3060.38 per annum with a ground rent of £395 per annum

Services: We understand that the property has electric heating, mains electric, mains water and mains drainage.

Broadband Speed: 17 - 80 Mbps

Flood Risk: Very low

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

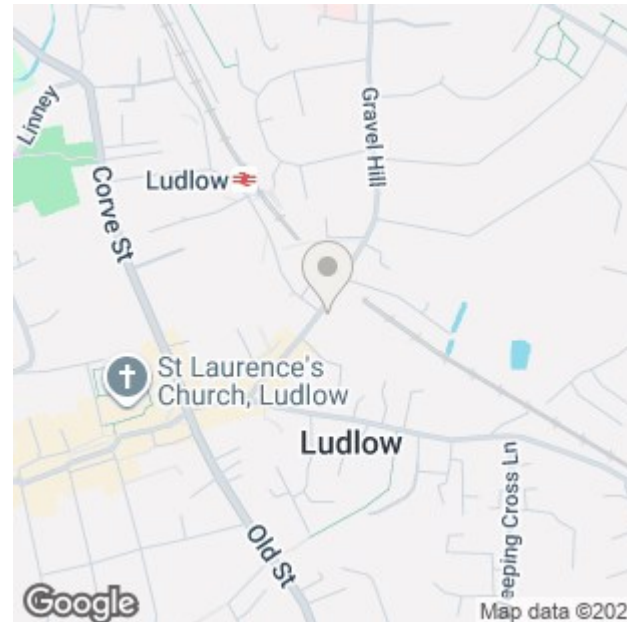
Council Tax Band: A

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



Floor Plans



Floor Plan

Floor area 43.0 sq.m. (463 sq.ft.)

Total floor area: 43.0 sq.m. (463 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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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