



Flat 8, Betjeman Lodge Corve Street, Ludlow, SY8 1DJ

Offers in the region of £245,000



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A spacious and well presented ground floor retirement apartment, ideally positioned close to Ludlow town centre & station, enjoying direct access onto beautiful communal gardens. Forming part of the highly regarded Betjeman Lodge development, this two bedroom apartment offers comfortable living, excellent communal facilities, no onward chain and a private car park.

- Ground Floor Retirement Apartment
- Purpose Built Retirement Complex
- Excellent Communal Facilities
- Fully Furnished Visitor Guest Suite
- 2 Bedrooms
- Available with No Onward Chain
- Both Residents & Visitors Private Car Park
- Direct Access to Beautiful Communal Gardens
- Located Close to Ludlow Town Centre & Station
- On-Site Lodge Manager & 24 Hour Emergency Careline

The Property

Flat 8 Betjeman Lodge is a well presented ground floor retirement apartment, forming part of a purpose-built and highly regarded development, ideally positioned within Ludlow town centre and offering excellent access to the town's amenities and railway station. Benefitting from direct access onto the attractive communal gardens, this spacious two-bedroom apartment is offered to the market with no onward chain and provides comfortable and low-maintenance accommodation throughout.

The apartment is accessed via a secure communal entrance leading into the well maintained shared areas. Upon entering the property itself, you are welcomed into an entrance hall which provides access to the principal accommodation along with useful storage cupboards. The living room is a particularly generous reception space, enjoying a pleasant outlook and direct access onto the communal gardens via glazed doors, allowing for plenty of natural light and creating a lovely connection to the outside space. The room offers ample space for both seating and dining furniture, making it an ideal area for both relaxation and entertaining. Positioned just off the living room is the modern fitted kitchen, which has been thoughtfully

designed with a range of matching wall and base units, integrated appliances and practical worktop space.

The apartment offers two well proportioned bedrooms, both enjoying a pleasant outlook. Bedroom one is a spacious double room benefitting from fitted mirrored wardrobes, while bedroom two provides flexibility for use as a guest bedroom, hobby room or study if required. The accommodation is serviced by a contemporary shower room, fitted with a modern suite and walk-in bath/shower arrangement.

Betjeman Lodge itself offers a range of excellent communal facilities for residents, including attractive communal lounges, landscaped gardens and residents parking, all designed to provide a comfortable and sociable retirement environment. In addition, there is an on-site lodge manager on hand to assist, a 24 hour emergency Careline and a camera entry system.

Externally, the beautifully maintained communal gardens provide a peaceful setting with seating areas and established planting, with this apartment enjoying the rare advantage of direct access onto these well kept grounds.

Overall, Flat 8 Betjeman Lodge represents an excellent opportunity to acquire a spacious and well maintained retirement apartment in a sought-after central Ludlow location, offered to the market with no onward chain.

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 and Ludlow Fringe, so 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. 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.

Tenure

We are informed the property is of leasehold tenure with a lease of 999 years from 2018. An annual ground rent of £883.32 is payable.

Service Charge & Agents Notes

An annual service charge is payable for the maintenance of the exterior of the building and cleaning and maintenance of communal areas. The annual charge for 2026/27 is approximately £4,655.22. Management company - Churchill Retirement Living. In addition, there is a fully furnished guest suite at Betjeman Lodge which is ideal if you have visiting family that you cannot accommodate in your own apartment. The apartment comes with a 24 hour emergency Careline system, as well as a camera entry service. The lodge Manager is on hand should you need any assistance whatever. There is both residents and visitors parking and a mobile scooter store.

Council Tax

Shropshire Council - Band C.

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 910MB. Interested parties are advised to make their own enquiries.

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

What3Words

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Referral Fees

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

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.

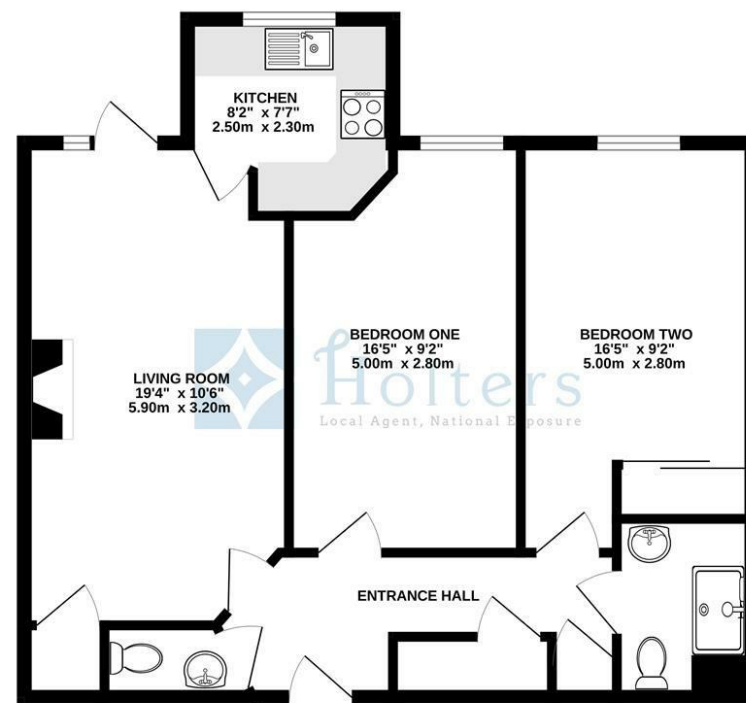
Money Laundering Regulations

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.

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.

GROUND FLOOR
 669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, eaves and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

