

SAMUEL WOOD

Flat 23, Burgess Court Gravel Hill, Ludlow, SY8 1QW

Offers In The Region Of £110,000









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Situated in the historic market town of Ludlow, this ground floor 2 bedroom retirement flat is ideally positioned to enjoy the convenience and charm of this popular Shropshire town. The apartment offers comfortable and practical accommodation, complemented by a range of communal facilities designed to encourage independent living within a welcoming community. With the town's excellent selection of shops, cafés, restaurants and everyday amenities close at hand, the property is ideally suited to those seeking a convenient and manageable home in a central location available with no onward chain.

- 2 Bedroom Ground Floor Retirement Flat
- Spacious Accomodation
- Popular and Well Serviced Development
- Practical and Convenient Location

The accommodation is entered via a generous reception hallway, providing an excellent first impression and benefiting from three useful storage cupboards. The kitchen is fitted with a range of matching units, offering practical storage and preparation space, together with an integrated fridge and freezer. The lounge/dining room provides a comfortable and versatile living space, ideal for relaxing or entertaining family and friends.

There are two well-proportioned bedrooms, with the second bedroom offering flexibility to be used as a guest room, hobby room or home study, depending on individual requirements. The property also benefits from a practical bathroom with a shower fitted over the bath.

Burgess Court benefits from a selection of communal facilities, including a communal lounge providing a pleasant space for residents to socialise and meet with friends, a communal laundry room and attractive communal gardens, offering an opportunity to enjoy the outdoors.

Agents Note:
1) The property has a 125 year lease and commenced in February 2006
2) The service charge is £5,161.02 per annum with a ground rent of £460 per annum

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

Broadband Speed: 17 - 80 Mbps

Flood Risk: Very low

Tenure: We understand the tenure is leasehold

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.

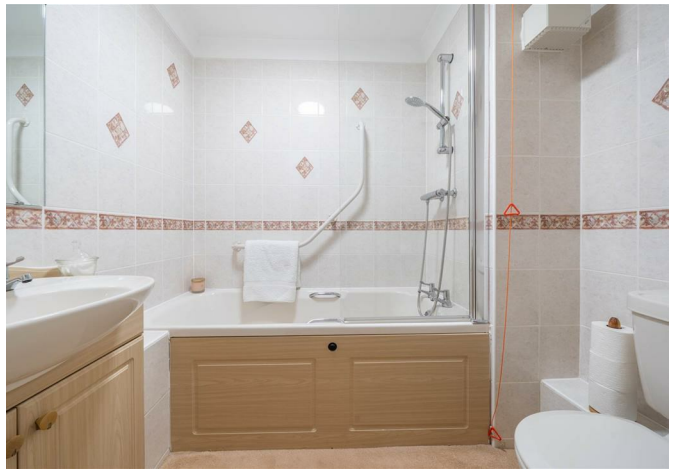
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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

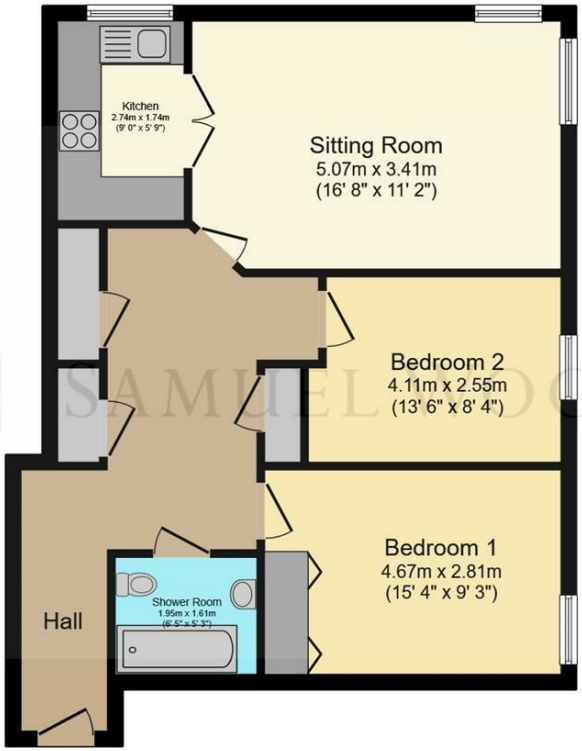








Floor Plans



Ground Floor

Total floor area: 68.0 sq.m. (732 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.