



SAMUEL WOOD

Flat 48, Burgess Court Gravel Hill, Ludlow, SY8 1QW
Offers In The Region Of £110,000



Flat 48, Burgess Court Gravel Hill

Ludlow, SY8 1QW



- 2 Bedroom Retirement Flat
- Communal Lounge & Gardens
- Kitchen Storage Upgrades
- Modern Property Immaculately Presented
- Fantastic Views
- No Onward Chain

This delightful second floor two-bedroom retirement flat on Gravel Hill offers a brilliant living experience with stunning views of both the town and the surrounding countryside. The accommodation benefits from upgraded electric heating and vast storage options and includes a Reception Hall, Living Room, Kitchen, 2 Bedrooms and Shower Room.

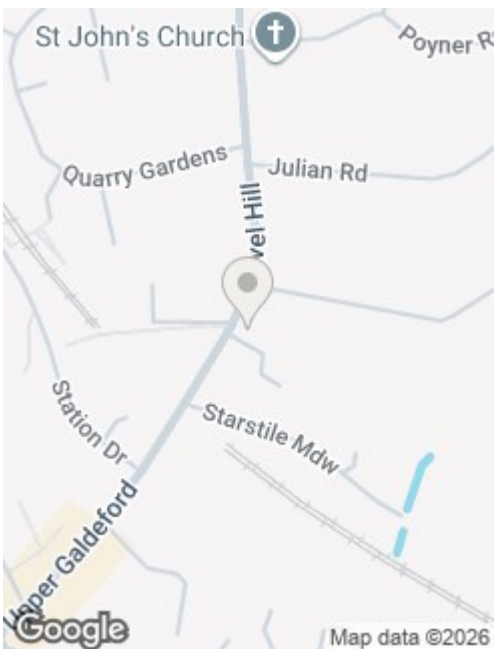
The front door opens into a spacious hallway with a range of storage cupboards. The kitchen has been thoughtfully upgraded, featuring innovative storage solutions that make accessing even the most challenging cupboard spaces a breeze. The generous living room is perfect for relaxation and entertaining, providing enough space for a dining table and chairs, all while enjoying a lovely outlook across the town.

The flat comprises two well-proportioned bedrooms. The main bedroom is equipped with a fitted wardrobe, offering both convenience and style. The second bedroom is versatile, making it an ideal space for a dressing room or a hobby area, catering to your personal needs. The modern shower room is equipped with a large shower unit, wc and basin to vanity cabinet.

Residents of Burgess Court benefit from a community atmosphere, with access to a large communal lounge and beautifully maintained communal gardens, perfect for socialising or enjoying a peaceful moment outdoors.







Directions

Agents Note:

1. The property has a 125 year lease which commenced 11th September 2006
2. The service charge 2025/26 is £5161.02
4. The Ground rent is £460.00 per annum

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

Broadband Speed: Basic 17 Mbps, Superfast 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







Ground Floor
Floor area 68.0 sq.m. (732 sq.ft.)

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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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

Tel: 01584 875207 | ludlow@samuelwood.co.uk