



SAMUEL WOOD

8 Betjeman Lodge Corve Street, Ludlow, SY8 1DJ

Offers Based On £260,000



🛏️ 2 🚿 1 🛋️ 1 🚪 B

This ground floor two double bedroom retirement apartment offers approaching 700 square feet of living accommodation in this desirable purpose-built development that includes an excellent range of communal facilities and a vibrant community. Accommodation briefly includes: entrance hall with two storage cupboards, living room with access onto garden and storage cupboard, integrated kitchen, two double bedrooms, bathroom and separate cloakroom. No onward chain.

- Two bed ground floor retirement apartment
- Purpose built complex
- Excellent communal facilities
- Active community
- Direct access into communal garden
- Internal inspection essential

Betjeman Lodge is located off Ludlow's town centre and is a short walk of Tesco's and the railway station

The complex has weekly activities that include coffee mornings, afternoon teas, tai chi, knitting, film night, book club along with trips and special events

Accessed off communal hallway, front door opens into entrance hall with doors into two storage cupboards and door into cloakroom with WC and wash handbasin in white.

The Living room having a door and small window out onto the communal garden and patio. There is a feature fireplace and door into a shelved cupboard.

Glazed door into a kitchen overlooking communal garden and is fitted with a modern range of matching units to include cooker, hob, extractor, fridge freezer and washing machine

There are two double bedrooms, both overlooking the communal garden with the main bedroom having fitted wardrobe. There is a modern bathroom with a suite in white, WC, wash hand basin with vanity cupboard and an easy access bath with seat, shower screen and shower over

Services: We understand that the property has Mains electric, Mains water, Mains drainage. Communal ground source heating system and UPVC double glazing

Broadband Speeds: between 17 and 1800 MBPS

Flood Risk: Very low

Tenure: The property is leasehold, 999 years commencing April 2018. Ground rent £883.32 per annum. Service charge year 2026/27 is £4,655.22 and includes buildings insurance,

care line system, ground source heating, water and sewage rates, communal maintenance to include gardens and utilities, lift maintenance, lodge manager and a contribution to the contingency fund

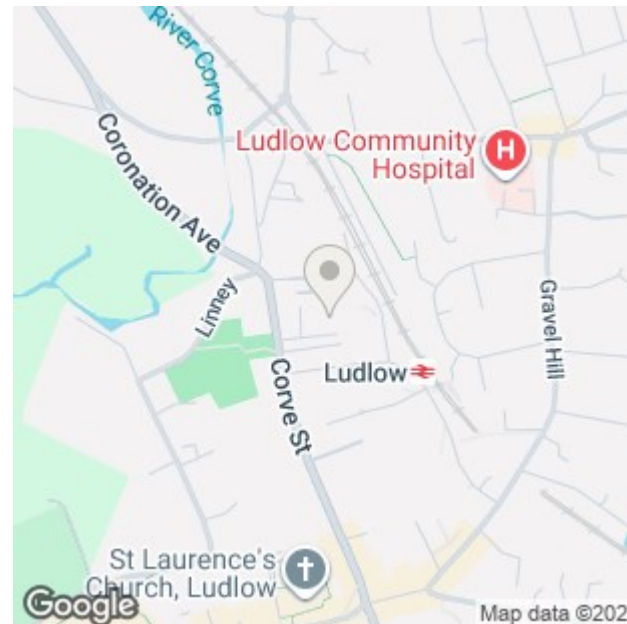
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

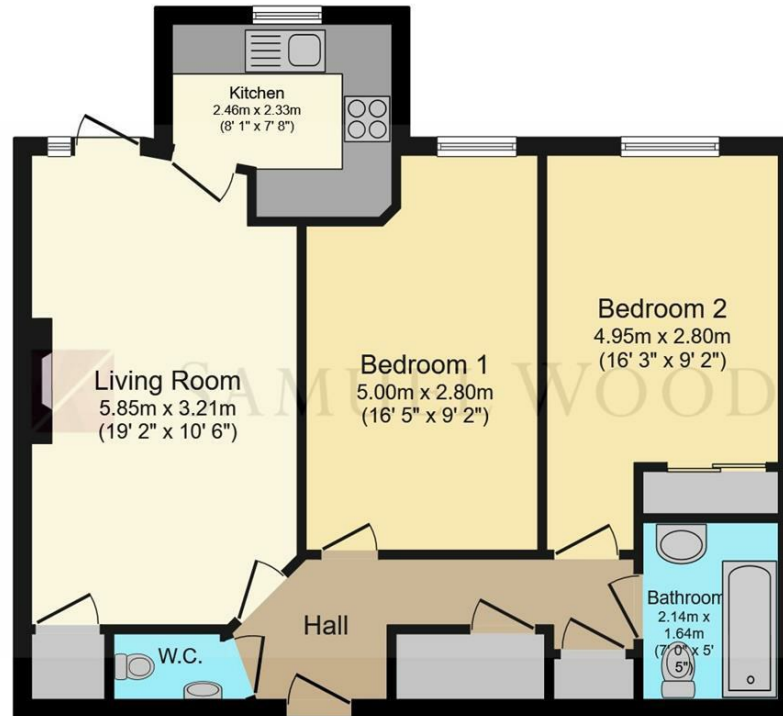
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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 Ludlow office on 01584 875207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.



## Floor Plans



### Floor Plan

Floor area 63.3 sq.m. (682 sq.ft.)

**Total floor area: 63.3 sq.m. (682 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](http://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](mailto:ludlow@samuelwood.co.uk)