



SAMUEL WOOD

9 Burgess Court Gravel Hill, Ludlow, Shropshire, SY8 1QW

Asking Price £99,950



This delightful 2 bedroom retirement apartment enjoys a tucked away position in this development with views over the communal gardens. There are a range of facilities that include house manager, parking, residents lounge, laundry room, guest suite and delightful gardens. Whilst accommodation is well presented benefitting from upvc double glazing and electric heating that includes: Entrance Hall with 2 storage cupboards, Living Room overlooking garden, Kitchen overlooking garden, 2 double Bedrooms and Bathroom.

- 2 Bedroom Retirement Apartment
- Purpose built development
- Short walk into town
- Excellent range of communal facilities
- Well presented interiors
- Viewing recommended

Located at the bottom end of the development with a lovely view over communal gardens, front door opens into

### Spacious Reception Hallway

Having the intercom for the front door of the development and the care line call system and wall mounted night storage heater. There is also a walk in cupboard with shelving and this houses the hot and cold water cylinders and a further cupboard with shelving and hooks.

### Living Room 18'4" x 11'5" (5.60m x 3.50m)

A lovely light room with 3 windows, 1 full length with a view over the communal gardens, there is a feature fireplace with attractive surround and electric fire fitted. Wall mounted night storage heater with convector. Double doors into

### Kitchen 7'6" x 7'2" (2.30m x 2.20m)

Having window overlooking communal garden and fitted with a matching range of units with wood styled fronts to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splash backs. There is an electric hob, extractor positioned above, electric oven adjacent, integrated fridge and freezer, stainless steel sink unit and wall mounted blow air heater.

### Bedroom 1 13'9" x 9'10" (4.20m x 3.00m)

Having window to side, wall mounted night storage heater and excellent fitted wardrobes with mirrored doors, hanging rail and shelf.

### Bedroom 2 11'5" x 8'6" (3.50m x 2.60m)

Having window to side and wall mounted electric panel heater.

### Bathroom 6'11" x 5'8" (2.11m x 1.74m)

Having a modern suite in cream of wc, wash hand basin with vanity cupboard, panelled bath with shower screen, shower over, tiled surrounds, grab rail, electric blow air heater and extractor fan.

### Agents Note

1. The property is Leasehold with a 125 year lease which commenced in 2006.
2. Ground rent for the property is £460 per annum.
3. The service charge for the flat for 2025/2026 is £5161.02

### Services

Mains electricity, mains water and mains drainage, electric heating where listed, windows are upvc double glazed and Broadband speeds are Basic 17 Mbps, Superfast 80 Mbps. Flood Risk - Very low.

### Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

### Council Tax

Band B

### Local Authority

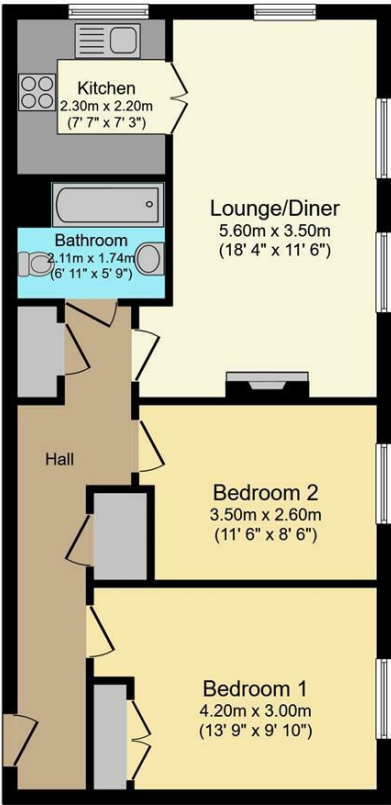
Shropshire Council

### Referrals

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.



Floor Plans



Floor Plan

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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  
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