

SAMUEL WOOD

25 Betjeman Lodge Corve Street, Ludlow, Shropshire, SY8 1DJ

Asking Price £175,000









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This well-presented two double-bedroom retirement apartment is located within a purpose-built development, a short walk from Ludlow's historic town centre. The property benefits from well-proportioned accommodation and access to an excellent range of communal facilities, gardens and activities, providing an attractive retirement setting close to the amenities of this popular market town.

- Two double-bedroom retirement apartment
- Well-presented interiors
- Purpose-built retirement development
- Close proximity to Ludlow town centre
- Excellent range of communal facilities
- Communal gardens and residents' lounge
- Wide range of activities available

## Location

Betjeman Lodge is situated on Corve Street, conveniently positioned just a couple of minutes' walk from Tesco supermarket and Ludlow railway station. Ludlow's historic town centre is a short walk away, offering a variety of independent shops, cafés, restaurants and other local amenities.

## Accommodation

Accessed from a communal first-floor landing, the apartment is approached through its own entrance hall, which provides a good-sized airing cupboard and a further cupboard.
The entrance hall also gives access to a separate cloakroom, fitted with a white suite comprising a WC and wash hand basin with vanity cupboard.
The sitting room is a comfortable reception space, with a window overlooking the rear garden and a fitted fireplace with storage cupboards to either side. A further cupboard provides additional storage space.
The Kitchen also overlooks the rear garden and is fitted with a modern range of matching units, incorporating integrated appliances.
There are two good-sized double Bedrooms, with the principal Bedroom benefiting from fitted wardrobes. The modern Shower room is fitted with a white suite comprising a WC, wash hand basin with vanity cupboard and a shower cubicle.

## Services

We understand that the property has Mains electricity, water and drainage. UPVC double-glazed windows. Communal heating system provided via a ground source heat pump.

Broadband Speed: approximately 17–1000 Mbps.

Flood risk: Very Low.

Tenure: The property is leasehold, with a 999-year lease understood to have commenced in 2019.
The ground rent is £883.32 per annum, and the service charge for 2026 is £4,655.20.

Prospective purchasers should verify the lease details, ground rent, service charge and the facilities and services included within the service charge through their solicitor and the management company.

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

Council Tax Band: C

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

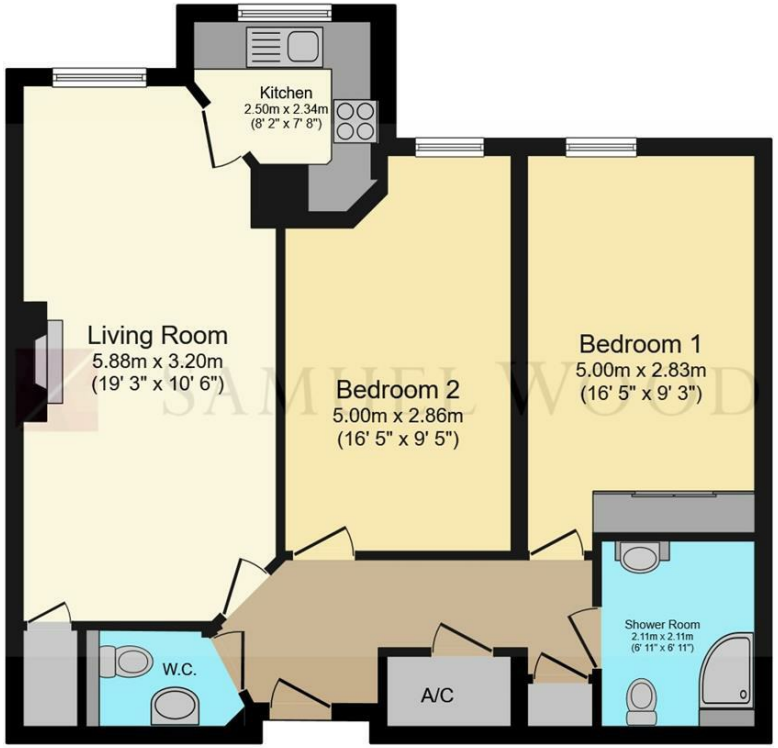









## Floor Plans




Floor Plan

Total floor area: 71.9 sq.m. (774 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.