



SAMUEL WOOD

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

Offers In The Region Of £75,000



This first floor retirement flat is located in this popular retirement development of Burgess Court within close proximity of Ludlow town. The flat sits on the first floor and enjoys an open aspect across the rooftops from the balcony in the living room. Accommodation benefits from upvc double glazing and electric heating and briefly includes: Entrance Hall with store cupboard, Living Room, Kitchen, Double Bedroom and modern Shower Room. The property enjoys communal gardens, residents parking, house manager, day room, visitor room and laundry.

EPC - B

- First floor one bedroom retirement apartment
- Balcony with view across rooftops
- Close to town centre
- Well presented interiors
- Good range of communal facilities
- No onward chain

### Entrance Hallway

with door into large walk-in storage cupboard with shelving and the hot & cold water tanks and electric fuseboards are housed here. The hallway also has the front door of the development, intercom system and the 24 hour care line facility

### Lounge / Dining Room

with the attractive feature of double doors to front elevation, stepping out onto a Juliet balcony with view across the roof tops, wall mounted night storage heater and double doors into

### Kitchen

with window to frontage, range of matching units with heat resistant work surfaces and tiled splash backs, stainless steel sink unit, electric hob with extractor positioned above, electric oven adjacent, integrated fridge, space for a freezer and electric blow-air heater

### Double Bedroom

with window to frontage, wall mounted night storage heater and fitted wardrobe cupboard with mirrored doors, hanging rail and shelving

### Shower Room

with a suite in cream of wash hand basin with vanity cupboard, wc, double width shower cubicle with shower fitted, grab rail, tiled surrounds, blow-air heater, extractor fan and electric towel radiator

### Outside

The property enjoys residents parking on first come, first served basis. There are delightful communal gardens which are beautifully maintained and landscaped together with a Residents Lounge, Laundry Room, House Manager and a 24-hour careline call facility

### Services

Mains electricity, mains water and mains drainage, electric heating and upvc double glazing. Flood risk – no risk. Broadband speeds – 17 - 80 Mbps

### Local Authority

Shropshire Council

Council Tax Band A

### Agents Notes

1. The property has a lease of 125 years which commenced in June 2006
2. The service charge is £3060.38 per annum with a ground rent of £395 per annum

### 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

### 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 Plan**  
Floor area 38.0 m<sup>2</sup> (409 sq.ft.)

**TOTAL: 38.0 m<sup>2</sup> (409 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)

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CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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