



SAMUEL WOOD

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

Offers Based On £89,950



Situated within the highly regarded Burgess Court retirement development, this well-presented one-bedroom apartment enjoys a particularly convenient position with easy access from the main entrance, making it an ideal choice for comfortable and accessible retirement living. The property benefits from electric heating and is available with no onward chain.

The accommodation is well maintained throughout and briefly comprises a welcoming reception hallway with a large walk-in storage cupboard, a spacious living/dining room filled with natural light, and a fitted kitchen complete with integrated fridge, freezer, and cooker. The property also benefits from a modern shower room featuring a large walk-in shower unit, while the generous double bedroom enjoys the added advantage of fitted wardrobes providing excellent storage.

Externally, residents benefit from communal gardens providing attractive outdoor seating and relaxation areas, together with communal parking available on a first come, first served basis.

Services:

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

Broadband Speed: 17 - 80 Mbps

Flood Risk: Very low

Tenure: Leasehold

1. The property has a 125 year lease which commenced 11th September 2006
2. The service charge £3060.38
4. The Ground rent is £395

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

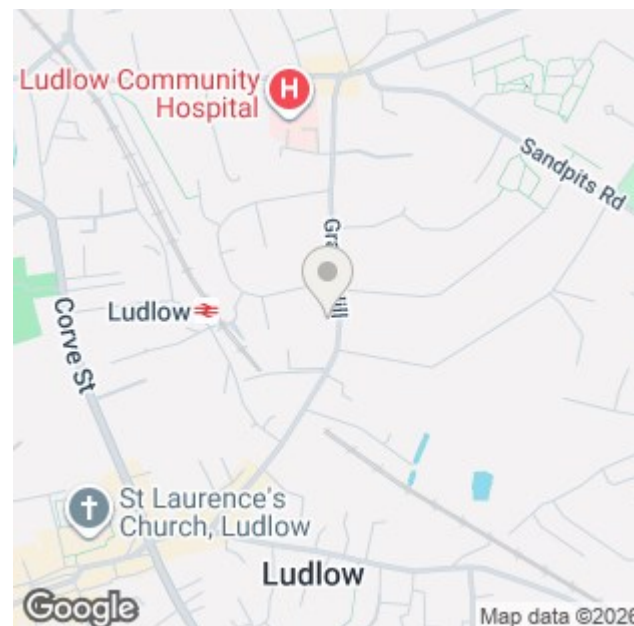
Council Tax Band: A

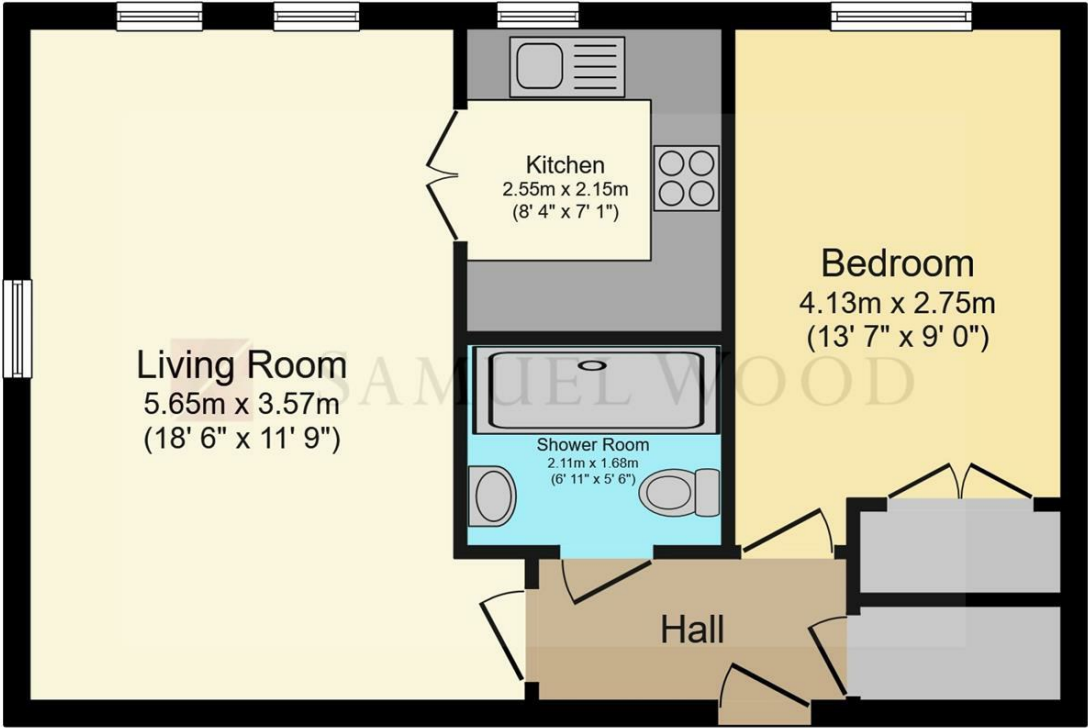
Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, 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 Plan

Total floor area: 49.0 sq.m. (527 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.