

SAMUEL WOOD

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

Offers Based On £220,000









2 1 1 B

This exceptionally well presented 2 bedroom, first floor retirement apartment enjoys a fine aspect over communal gardens. The development offers an excellent range of communal facilities to include: carparking, gardens, lodge manager, lift to all floors, 24 hour care and support system by digital call and communal living room with coffee bar. Accommodation beautifully presented briefly includes: Reception Hall with walk in storage cupboard, Living Room with lovely view, Kitchen with integrated appliances, 2 good sized Double bedrooms and modern Shower Room. Epc rating B.

- 2 Bedroom retirement apartment
- First floor location
- Fantastic view over the communal gardens
- Excellent range of communal facilities
- Internal inspection essential
- Lots of communal activities for those wanting to get involved.

Betjeman Lodge is located just off Ludlow's town centre which is renowned for its architecture, culture and festivals and a good range of facilities. The complex has weekly activities that include, Coffee Mornings, Afternoon Tea, Tai-Chi, Knitting, Cards, Film night, Book Club along with trips out and special events.

Accessed off the communal first floor landing, front door opens into

Entrance Hall
Having coving, controls for the front door of the development and heating thermostat, 3 storage cupboards to include a walk-in airing cupboard with shelving, coat cupboard with hanging rail and shelf and a hoover cupboard.

Living Room 15'10" x 11'5" (4.83m x 3.50m)
Has windows to both front and front side of the development, from here a view over the pretty communal gardens and a view across the roof tops to the hills can be enjoyed. There is coving and glazed door through into

Kitchen 7'10" x 7'9" (2.40m x 2.38m)
Having window to side, attractively fitted with a modern range of matching units with gloss fronts, heat resistant work surfaces and tiled splashbacks, stainless steel sink unit, electric hob with extractor positioned above, electric oven adjacent and integrated into the units is a fridge/freezer and Hotpoint washer/dryer

Bedroom 1 14'0" x 9'3" (4.28m x 2.82m)
Has window to frontage with this lovely view over communal gardens, there is coving and excellent fitted wardrobe cupboard with hanging rails and shelf.

Bedroom 2 15'9" x 8'3" (4.82m x 2.54m)
Has window to frontage with this lovely view and coving

Shower Room 6'11" x 5'4" (2.12m x 1.64m)
Having modern suite that includes wash hand basin with vanity cupboard, above is a mirror with light, wc with its cistern inset to work surface. Corner shower cubicle with shower fitted, attractively tiled walls and towel radiator.

Services
Mains electricity, mains water, mains drainage, windows are upvc double glazed, heating is a communal system via ground source heat pump. Broadband speed: Basic – 17 Mbps, Superfast – 80 Mbps, Ultrafast – 1000 Mbps, Flood Risk very Low.

Agents note
The property is Leasehold with a 999 year lease which we understand commenced in 2019, ground rent is ££883.32 per annum, service charge for 2026 is £4,655.20

Local Authority
Shropshire Council
Council tax band C

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 or visit our web site at www.samuelwood.co.uk

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

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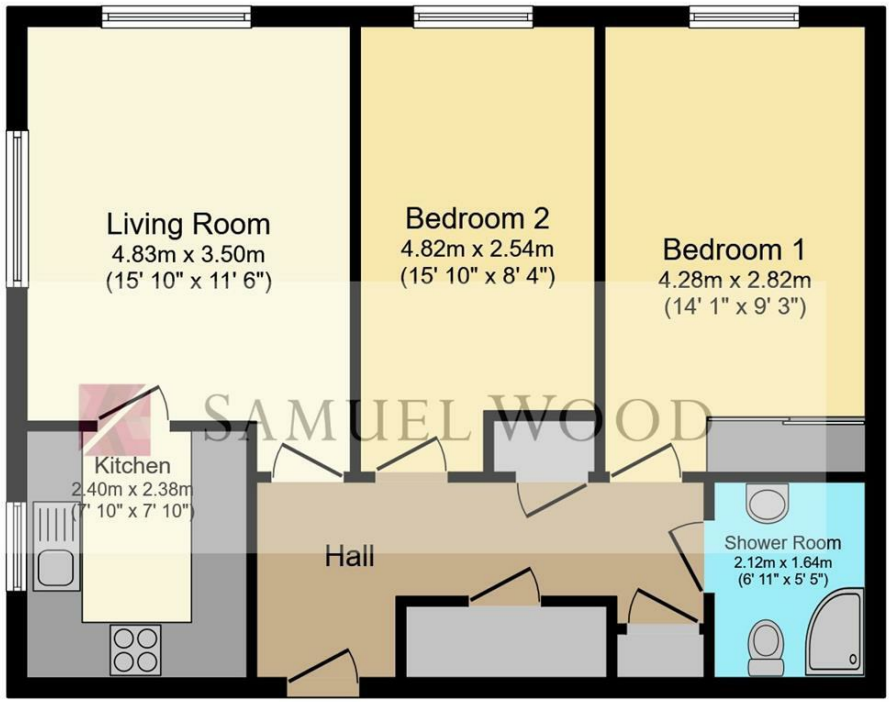








Floor Plans



Floor Plan

Floor area 63.8 m² (686 sq.ft.)

TOTAL: 63.8 m² (686 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

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