



Holters
National Exposure

Flat 7, Burgess Court, Gravel Hill, Ludlow, Shropshire, SY8 1QW

Offers in the region of £119,950



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A beautifully presented, lower ground floor retirement apartment located approx. 450 yards from Ludlow Town Centre, offering 1 double bedroom and direct access to a secluded, south-facing garden and further communal gardens.

- Modern Retirement Apartment
- Lower Ground Floor
- Superb Range of Communal Facilities
- 1 Double Bedroom
- Direct Access Out to a Delightful Garden
- Approx. 5-10 Minute Walk to Town Centre
- Beautifully Presented Accommodation
- Parking on a First Come First Serve Basis
- Part of a Purpose Built Retirement Development

The Property

Flat 7, Burgess Court is a fantastic, refurbished, lower ground floor apartment located in a popular, purpose built retirement development located an approximate 450 yard level walk from Ludlow's historic town centre.

Arguably one of the best positioned apartments within the development, Flat 7, benefits a small, secluded, south-facing courtyard garden which leads into the beautiful communal gardens. In addition, steps from the garden rise to a secure gate opening straight into the communal car park, where parking is available for residents on a first come, first serve basis. Upgraded and lovingly maintained by the current owner who has replaced the original kitchen, updated the shower room, removed the storage heaters and installed electric panel heaters and has also had vertical blinds fitted to all the windows.

The apartment itself is approached through the buildings main entrance door and along the communal hallway. A lift or steps lead you down to the lower ground floor and to a secluded section of the complex where the front door is found. Inside, an L-shaped hallway has separate doors off

opening to 2 useful storage cupboards, the luxurious shower room, the double bedroom and the living room. The bedroom has a fitted wardrobe, while the living room has a feature electric fireplace, space for a seating suite and dining table and chairs and a door which opens straight out to the garden. The recently re-furbished kitchen is accessed off the living room and features integrated appliances including a dish washer, fridge, ceramic hob and an oven. There is also space for a freezer.

Burgess Court is a development of luxury retirement apartments built by McCarthy & Stone in 2006 for occupants of 60 years of age and above, which provides independent living with support if required with an emergency pull cord and a 24 careline, a modern intercom system for visitors and wonderful communal facilities including parking, delightful gardens, a residents lounge, laundry room, guest room and a resident house manager. Burgess Court offers a friendly residential community, which also presents both peace for residents who want their privacy as well as plenty of welcoming activities throughout the year for those wishing to be involved including tea and coffee mornings, daytrips, organised parties and social events.

The Town

The quintessential British town of Ludlow is a throwback to the days gone by. You can't help but fall in love with the friendly welcoming townsfolk and the laid back lifestyle which feels a million miles away from the hustle and bustle of the big city. That's not to say that Ludlow is a quiet little backwater, far from it. Hosting the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair, Ludlow Fringe, Green Fair and Concerts in the Castle there are events to keep you entertained all year round. There are also countless antique and local produce markets and book, craft and garden fairs. A market on Castle Square is also on display 6 days a week. For sport lovers days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Then there's the spectacular architecture and countryside that you'll never grow tired of admiring. Ludlow has to be one of the most perfect places to reside in Britain. The county town of Shrewsbury is approximately 28 miles north and the Cathedral City of Hereford is 24 miles south. Both are easily accessible by the mainline rail that runs a frequent service to Manchester, Holyhead and Cardiff from Ludlow station. In addition, there



are regular daily buses, providing transport in and around the town.

Services

We are informed the property is connected to all mains services.

Heating

Electric heating.

Tenure

We are informed the property is of leasehold tenure with a remaining lease of 107 years from 2024. An annual ground rent of £395.00 is payable per annum.

Council Tax

Shropshire Council - Band A. Charge for 2024/25 is £1,489.07

Service Charge

The service charges for 2024/25 is £3060.38.

Agents Note

It is of our understanding that new residents can bring existing pets. Thereafter, pets are considered by prior written consent from the freeholder.

Nearest Towns/Cities

Leominster - 12 miles
Tenbury Wells - 10.5 miles
Church Stretton - 16.5 miles
Hereford - 24 miles
Kidderminster - 23 miles
Shrewsbury - 28 miles
Telford - 29 miles

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of up to 50MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

What3Words

fermented.exporters.daytime

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money

Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

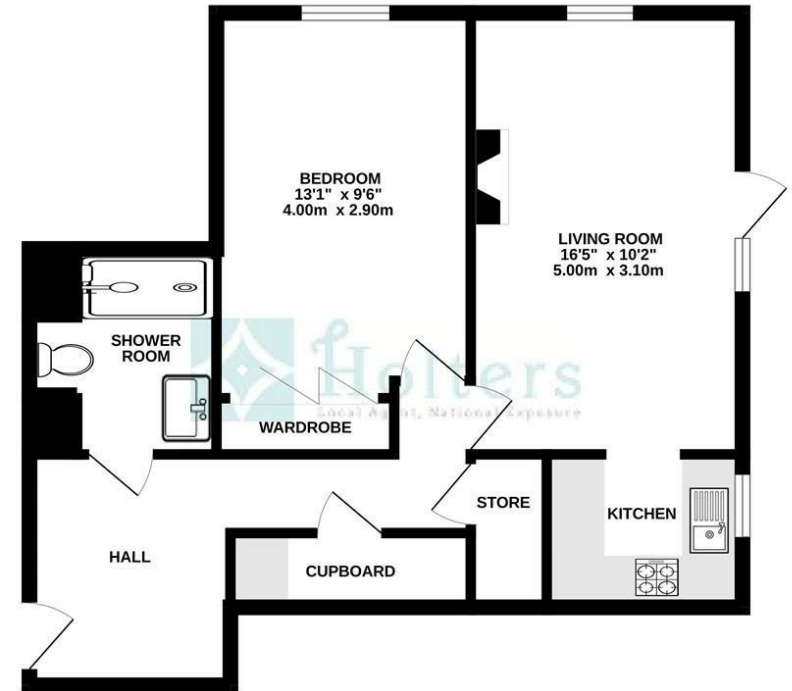
Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 546 sq.ft. (50.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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