



13, Betjeman Lodge, Corve Street, Ludlow, SY8 1DJ  
Offers In The Region Of £225,000

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## 13, Betjeman Lodge, Corve Street Ludlow

Welcome to Apartment 13, Betjeman Lodge, a beautifully appointed two-bedroom retirement apartment situated on the ground floor of this exclusive development in the historic market town of Ludlow, Shropshire. Designed exclusively for the over 60s, Betjeman Lodge offers a perfect blend of independence and community, with a range of amenities tailored to support a fulfilling retirement lifestyle. Betjeman Lodge combines a high standard of accommodation with thoughtfully designed communal spaces, providing a fantastic opportunity to enjoy living in one of the UK's most picturesque market towns.

### FEATURES

- Elegant One Bedroom Ground Floor Apartment
- Beautifully Presented Throughout
- Spacious Living Area
- Communal Lounge and Gardens with Patio
- Prime Location, Near Town Centre and Station
- On-Site Parking
- Guest Suite Available
- On-Site Lodge Manager
- 24 Hour Emergency Careline System
- No Onward Chain



### Material Information

**Offers In The Region Of** £225,000

**Tenure:** Leasehold

**Local Authority:** Shropshire Council

**Council Tax:** B

**EPC:** B (82)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 82 B    | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Introduction

Number 13, a ground floor apartment in the sought-after Betjeman Lodge complex, is among the finest available. This elegant property features garden views and a charming patio area, making it an inviting space to relax. The apartment offers a spacious lounge with the space to create a dining area, a well-appointed kitchen overlooking the garden, a good sized double bedroom and a modern shower room.

## Property Description

Upon entering the bright and welcoming hallway, with doors leading to all rooms, immediately to your right is a generously sized cupboard with coat hooks to provide practical storage. Directly in front of you, you'll find the door to the spacious lounge, the room benefits from a delightful view of the garden with direct access to the patio area, visible through the large door and window. The elegant lounge is both spacious and versatile, with a feature fireplace and the option to create a dining area. High ceilings and neutral colour tones enhance the airy and open feel of the room, while the door leads directly to the beautifully manicured communal garden and your own patio area.

The kitchen, accessed from the lounge, is both stylish and functional. It features a range of contemporary floor and wall units, complemented by coordinated London-style white brick-effect tiling. Integrated appliances include a Zanussi ceramic hob and cooker hood with a Zanussi raised-height oven, in addition to a washer/dryer and under-counter fridge and freezer. A stainless steel sink overlooks the garden, making this space as practical as it is charming. The master bedroom, located off the hallway, is generously proportioned and includes a mirrored wardrobe, along with space for bedside tables and a chest of drawers. The adjacent shower room is beautifully appointed with a large corner shower, a vanity unit with storage, a matching cabinet above the sink, chrome vertical heated towel rail and W.C.

This apartment has been tastefully decorated

throughout with a sense of grace and elegance, offering a luxurious yet welcoming living environment.

## Communal Gardens

The communal gardens about the apartment and feature raised beds and manicured lawns. There is a gardening club at the lodge, and the owners are able to take part in landscaping and creating the beautiful gardens for everybody to enjoy.

## Location

Betjeman Lodge is ideally situated on Corve Street, just a short walk from Ludlow's historic town centre, which boasts a variety of shops, restaurants, and cultural attractions. A Tesco superstore is conveniently located across the road. For those who enjoy history, Ludlow Castle and St Laurence's Church are nearby. Transport links are excellent, with a bus stop right outside the development and Ludlow train station only 0.2 miles away, offering direct connections to Manchester Piccadilly, Holyhead, and Carmarthen.

## Services

We understand the apartment benefits from ground source heating, mains electricity and mains drainage.

## Broadband Speeds

Estimated Broadband Speeds - Basic: 17 Mbps | Superfast: 80 Mbps | Ultrafast: 1000 Mbps

## Local Authority

Shropshire Council  
Council Tax: Band B

## Tenure

Leasehold - 994 Year Remaining

## Flood Risk

Rivers and the sea: No Risk.

## Viewing Arrangements

Viewings arranged by appointment, please contact Cobb Amos Ludlow on: -  
Tel: 01584 874 450 Email: ludlow@cobbamos.com





### Agents Note

There is a fully furnished guest suite which is ideal if you have visiting family that you cannot accommodate in your own apartment. The apartments within Betjeman Lodge come with a 24 hour emergency Careline system, as well as a camera entry service. The lodge Manager is on hand should you need any assistance whatever. There is both residents and visitors parking, and a mobile scooter store. There is an annual ground rent and service charge made payable to Churchill Retirement Living.

### Buyers Identification Check Charge

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.



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### DIRECTIONS

From Ludlow offices of Cobb Amos, turn left out of the office and follow the High Street to the junction of Corve Street. Walk down Corve Street and past Tesco's on your right hand side, cross over the traffic light and the entrance to Betjeman Lodge will be found on the right just after the Tesco's junction.



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Owners Lounge

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## Ground Floor



*We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.*

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