

Asking Price £195,000 Leasehold

1 Bedroom, Apartment - Retirement

46, Mortimer Lodge Innage Lane, Bridgnorth, Shropshire, WV16 4HT

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Mortimer Lodge

Mortimer Lodge is a delightful development of 50 one and two bedroom retirement apartments in Bridgnorth, in the heart of Shropshire. This picturesque town is uniquely made up of two towns: the High Town and the Low Town and is connected by the steepest inland Cliff Railway in Britain.

The Lodge is ideally located just a few hundred metres (via a level walk) from a Sainsbury's supermarket, a pharmacy, medical centre and a hospital. It is also within 200 metres of the vibrant High Street in High Town, where you will find an eclectic mix of high street and boutique stores, banks, a post office, cafés and restaurants.

Bridgnoth has open-air markets that attract visitors from far and wide offering a wide range of produce. The town famously has unique heritage railways: the aforementioned Cliff Railway that climbs from the River Severn Valley Railway operating vintage trains on a beautiful sixteen mile stretch of riverside line.

Mortimer Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. They assist in arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Mortimer Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Mortimer Lodge has been designed with safety and security at the forefront, The Apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Mortimer Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







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Property Overview

ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT

Situated in the fantastic development of Mortimer Lodge is this delightful one-bedroom apartment. The property faces a South-Easterly aspect and is presented in very good order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A large window provides lots of natural light and a door leads through to the Kitchen.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob, washer/dryer, fridge and frost-free freezer. A window provides light and ventilation.

The Bedroom is a good-sized double with a built-in mirrored wardrobe. A large window keeps this lovely bedroom bright and airy.

The Shower Room offers a large walk-in shower with handrail, a WC, heated towel rail and wash hand basin with vanity unit beneath.

Perfectly complimenting this wonderful apartment is a useful walk-in storage cupboard located in the hallway.

Call us today to book your viewing!







Features

- One bedroom second floor apartment
- Fully fitted kitchen with integrated appliances
- Lodge Manager available Monday to Friday
- Owners lounge & Kitchen with regular social events
- Lift to all floors
- 24 Hour emergency Careline system
- Great location close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in







Key Information

Service Charge (Year ending 30th November 2027): £2,319.30 per annum.

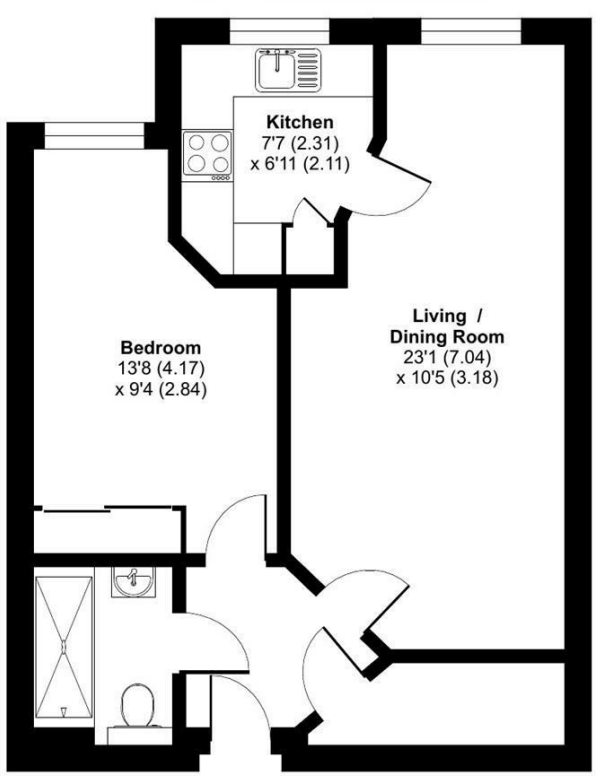
Ground Rent: £575 per annum. To be reviewed February 2032.

Council Tax: Band B

999 year Lease commencing February 2022.

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager.



EPC Rating: B

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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