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Asking Price £250,000 Leasehold

1 Bedroom, Apartment - Retirement

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



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**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# Betjeman Lodge

Betjeman Lodge is a stunning development of 44 one and two-bedroom retirement apartments situated in Ludlow, a location steeped in history. Perfectly located close to local amenities and expertly built to enable an active and independent retirement.

Ludlow has many things on offer from walking around the historic town to visiting the Castle and St Laurence's Church.

The Lodge is in the perfect place for transport with a bus stop right outside. Ludlow train station is 0.2 miles away and has direct links to Manchester Piccadilly, Holyhead and Carmarthen.

The Lodge Manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as 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 of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

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

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





# Property Overview

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom ground floor apartment with Patio overlooking the communal garden. The property is conveniently located for the Owners Lounge and presented in good order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A door opens onto the sheltered Patio area.

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

The Bedroom is a generous double room benefitting from a large walk-in wardrobe and plenty of space for additional bedroom furniture if required.

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

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.



# Features

- One bedroom ground floor retirement apartment
- Own patio area overlooking the communal garden
- Good decorative order throughout
- No forward chain
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.





# Key Information

Service Charge (Year Ending 31st May 2025):  
£3,022.26 per annum.

Ground rent £575.00 per annum. To be reviewed  
April 2025.

Council Tax Band B

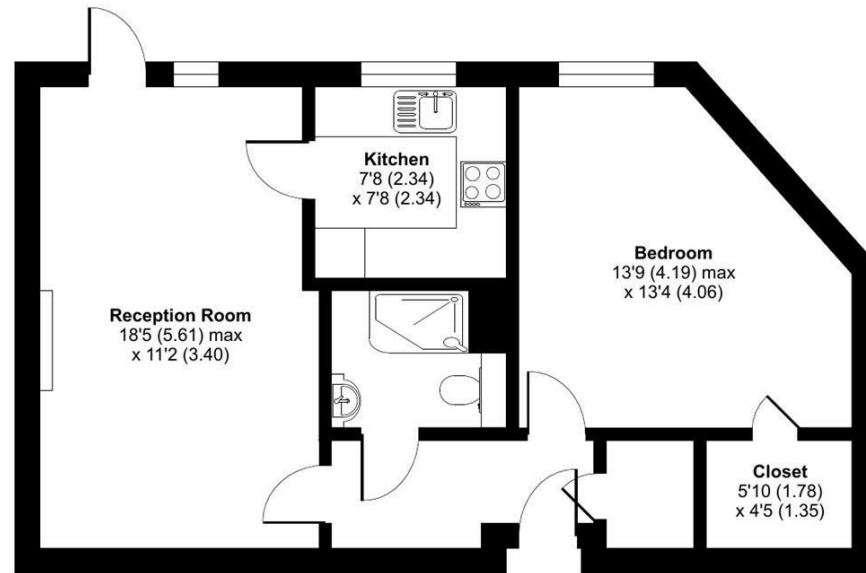
999 year Lease commencing 2018

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, Ground Source Heating, water and  
sewerage rates, communal cleaning, utilities and  
maintenance, garden maintenance, lift maintenance,  
lodge manager and a contribution to the  
contingency fund.

A 1% contribution of the final selling price to the  
contingency fund is payable by the Seller upon  
completion of the sale of the property.

Approximate Area = 571 sq ft / 53 sq m  
For identification only - Not to scale



EPC Rating: B



Floor plan produced in accordance with RICS Property Measurement Standards incorporating  
International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Churchill Estate Agents. REF: 1132615

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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