

Flat 1, Lavington Court Underhill Street, Bridgnorth, Shropshire, WV16 4BY

BERRIMAN EATON

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OFFERS CONSIDERED FOR A QUICK SALE.
A ground floor one double apartment within this retirement setting near the River Severn for the over 60's. Lavington Court is highly desirable given it's location to local shops and regular public transport services. There is good parking, lift and communal living room, gardens and weekly activities.
Telford - 12.8 miles, Kidderminster - 14.1 miles, Wolverhampton - 14.5 miles, Shrewsbury - 20.8 miles, Stourbridge - 14 miles, Birmingham - 29 miles
(All distances are approximate).

LOCATION
The historic market town of Bridgnorth holds many local attractions and places of interest as well as offering an excellent range of facilities to include a local cinema and theatre along with a good selection of shops, hospital and healthcare services, restaurants, pubs and cafés. There are local weekend markets, an array of sports facilities and local events held throughout the year. These popular apartments have a nearby bus stop and convenience store selling hot lunchtime food and fresh meat and vegetables from the renowned Beamans family butchers. A short stroll with bring you to the quayside viewing point along the River, whilst the funicular cliff railway links to the High Town.

ACCOMMODATION
A fantastic ground floor apartment with direct access out to the gardens. A private entrance hall provides a large storage cupboard along with doors leading off to; a bathroom fitted with a wash hand basin with vanity unit below, WC and a bath with shower over. The lounge benefits from a patio door which opens out to the rear gardens. Double doors open into the kitchen fitted with an upright oven/grill, electric hob with extractor, sink unit and provision for a fridge and freezer. A double bedroom enjoys views to the rear along with a fitted double wardrobe.

Careline gives the owners and their relatives peace of mind with an emergency call system (as do the communal areas) Lavington Court provides a residents lounge, laundry, guest room for relatives, and well managed gardens overlooking the river.

OUTSIDE
There is a communal car park to the rear with gardens and potential on road parking to the front.

TENURE AND SERVICE CHARGE
We are advised the property is Leasehold. Service charges and ground rents apply. The Freehold is held by First Port Retirement.

COUNCIL TAX:
Shropshire Council.
Council Tax Band: B

SERVICES:
We are advised by our client that mains water, drainage and electricity are connected. Verification should be obtained by your Surveyor.

VIEWING ARRANGEMENTS:
Strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS
Leave Bridgnorth High Town and proceed towards Low Town via Pound Street which continues onto Underhill Street. The entrance to Lavington Court can be found on the right hand side just before Woods Dry Cleaners and Beamans Butchers.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

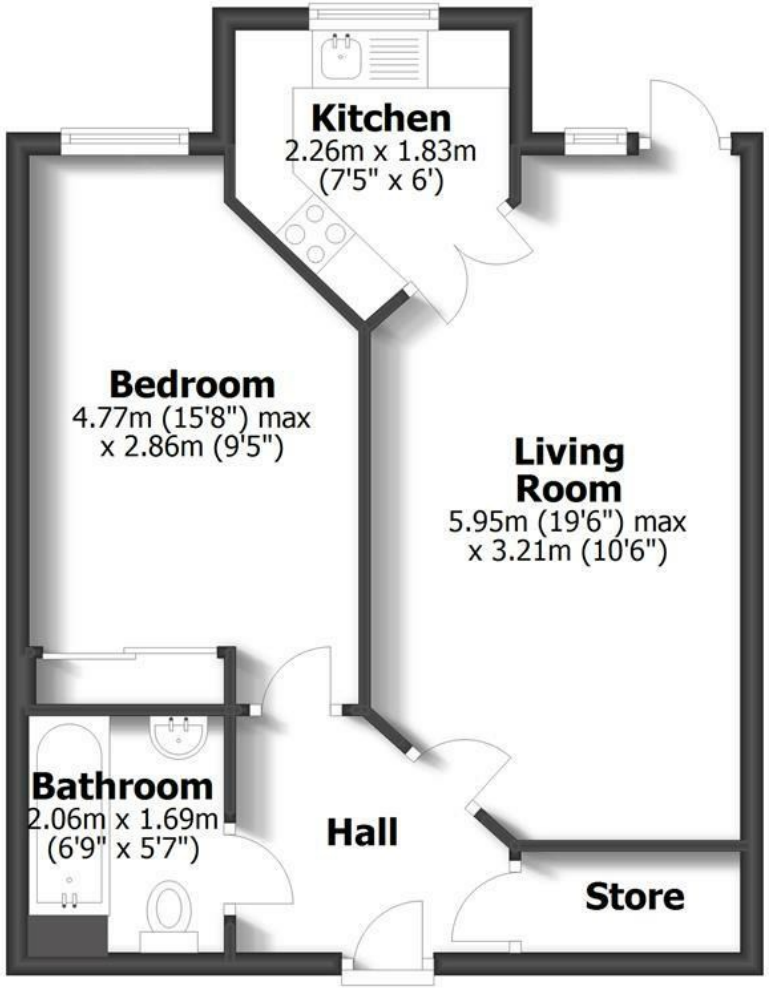
www.berrimaneaton.co.uk

Offers Over
£50,000

EPC: C

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

1 LAVINGTON COURT
BRIDGNORTH



TOTAL: 45.3sq.m. 488.1sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE











