



SAMUEL WOOD

1 Clifton Court, Old Street, Ludlow, Shropshire, SY8 1TZ

Offers Based On £99,000



This well presented and modernised 2 bedroom ground floor retirement apartment sits centrally in Ludlow's historic town centre. Accommodation which benefits from upvc double glazing and electric heating to include: Entrance Hall with 2 storage cupboards, Living Room, modern Kitchen, 2 Bedrooms and upgraded Shower Room. Communal facilities in the development include gardens, parking, residents lounge, laundry room and part time scheme manager. EPC rating D.

- Ground floor 2 bedroom retirement apartment
- Central location in historic Ludlow
- Upvc double glazing and electric heating
- Modernised kitchen and shower room
- Range of communal facilities

Accessed off the communal ground floor hallway

Front Door opens into

Reception Hallway

with careline control panel and door entry system for the front door of the development. Door into useful cupboard with shelves and coat hooks and further door into airing cupboard having the Ariston hot water heater and shelving

Living Room 14'5" x 10'0" (4.40m x 3.07m)

with window to frontage with a deep sill, wall mounted Dimplex electric panel heater. Feature fireplace with Dimplex fire fitted.

Kitchen 10'2" x 6'10" (3.10m x 2.10m)

with window to rear elevation and is fitted with a modern range of matching units with cream-coloured fronts, heat resistant work surfaces and tiled splash backs. There is an electric hob with extractor positioned above, electric oven adjacent and room for fridge freezer

Bedroom 1 13'1" x 8'8" (4.00m x 2.66m)

with window to frontage with deep sill, wall mounted Dimplex electric heater

Bedroom 2 11'1" x 6'2" (3.40m x 1.90m)

with window to frontage

Shower Room 6'10" x 6'2" (2.10m x 1.90m)

with electric towel rail, electric blow-air heater, modern suite in white of wc, pedestal wash hand basin and shower cubicle with electric shower fitted

Outside

The property enjoys an excellent range of communal facilities that include gardens, parking (the development runs a waiting list for new residents), communal lounge, laundry room and part time house manager.

Agents Note

Lease of 150 yrs which commenced on 2014 tbc. Ground rent of £120 per annum. Service charge of £2628.00 per annum.

Local Authority

Shropshire Council

Council Tax Band

Band B

Services

Mains electricity, mains water, mains drainage and mains gas. Electric heating where listed, windows to the frontage are triple glazed with reflective glass whilst the rear window is double glazed. Telephone to BT regulations

Viewings

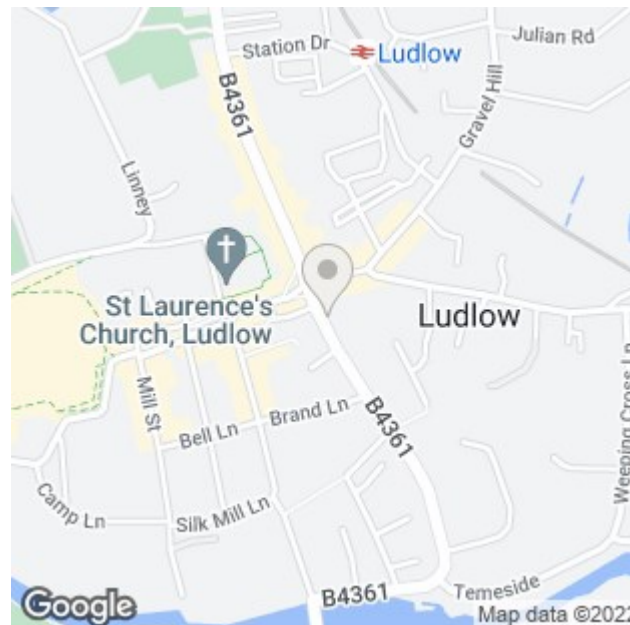
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

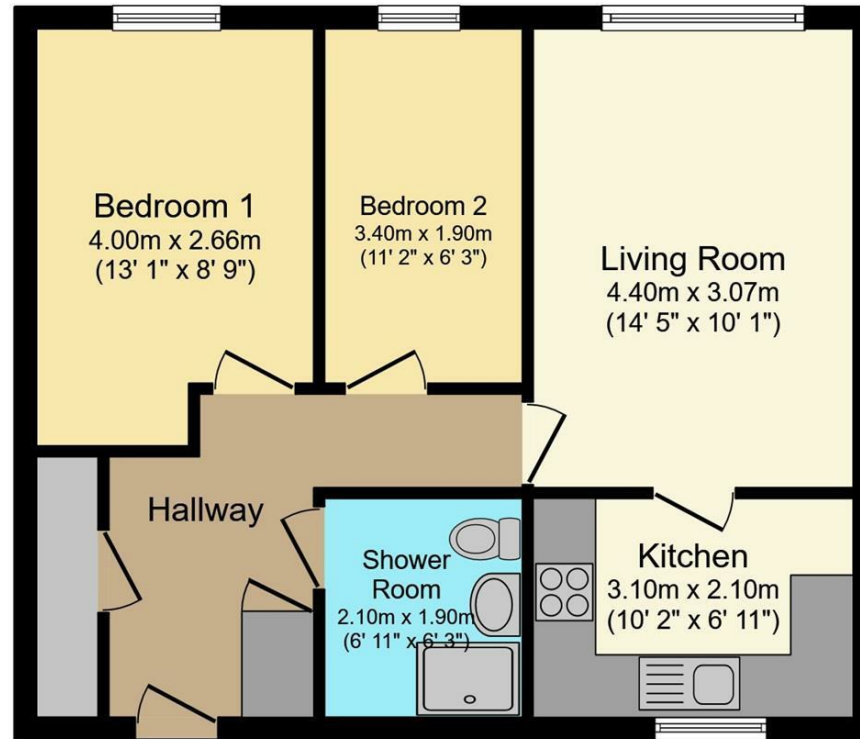
For out of office enquires please phone Andrew Cadwallader on 07974 015764

Referrals

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Floor Plans



Floor Plan

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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