

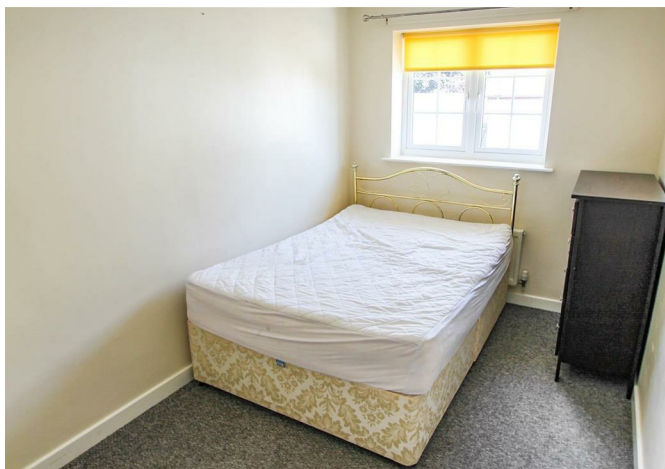


SAMUEL WOOD

4 Raven Apartments, Gravel Hill, Ludlow, Shropshire, SY8 1RY

£110,000





This extremely spacious 2 bedroom, first floor flat is located within easy reach of Ludlow's town centre. Accommodation which benefits from upvc double glazing and gas fired heating briefly include: large open plan Lounge/Diner/Kitchen, Inner Hallway, 2 Good sized Bedrooms, En-suite Shower Room and House Bathroom.  
EPC - C



- Spacious 2 Bedroom, 2 Bathroom Flat
- Convenient Location
- Upvc, DG, Gas Heating
- Epc - C

The property is located on Gravel Hill which is an easy walk into Ludlow's Historic town centre which is renowned for it's architecture, culture and festivals. There are a good range of services in the the town and a main line railway station. The whole is more fully described as follows:

Door opens into

### **Extremely spacious Lounge/Diner/Kitchen 22'4"M x 18'1"M (6.80M x 5.52M)**

Being very light with 4 good sized windows, Kitchen area fitted with a range of matching units with white fronts with heat resistant work surfaces and tiled splash backs. There is a stainless steel sink unit, electric hob with extractor positioned above and electric oven below, space and plumbing for washing machine and integrated fridge. Also housed in here is the Valiant wall mounted gas fired boiler which heats domestic hot water and radiators.

### **Inner Hallway**

With access into roof space

### **Bedroom 1 12'6"M x 10'3"M (3.82M x 3.13M)**

Having 2 windows and a fitted wardrobe cupboard with hanging rail

### **En-Suite Shower Room 7'7"M x 5'11"M (2.30M x 1.80M)**

Having a suite in white of wc, pedestal wash hand basin, shower cubicle with shower fitted.

### **Bedroom 2 12'6"M x 7'7"M (3.80M x 2.30M)**

Has window to Gravel Hill

### **Bathroom 8'6"M x 3'3" 282'2"M (2.60M x 1. 86M)**

Has extensive ceiling down lighters and a suite in white of wc, pedestal wash hand basin and panelled bath with shower screen and shower over.

### **Agents Note**

- 1.The property is Leasehold with a 999 year lease,
- 2.Ground rent is £250.00 per annum
- 3.Service charges are a share of expenditure and insurance.

### **Services**

Mains electricity, mains water, mains drainage, mains gas, gas fired heating to radiators, telephone to BT regulations, front door and windows are of upvc construction and double glazed. Approximate Broadband speeds Basic 16mbps, Superfast- 80 mbps. Flood Risk - Low

### **Tenure**

The property is Leasehold

### **Local Authority**

Shropshire Council

### **Council Tax**

Band B

### **Viewings**

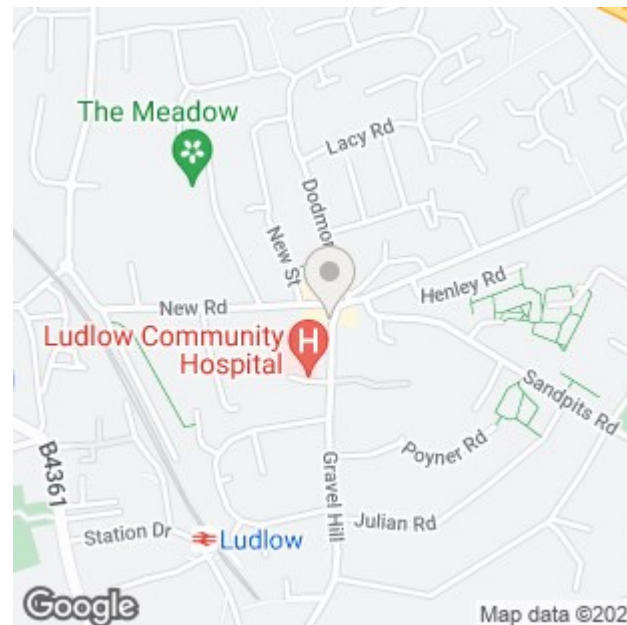
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

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

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Floor Plans



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CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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