



SAMUEL WOOD

10 Clifton Court, Ludlow, Shropshire, SY8 1TZ

Guide Price £85,000





This first floor retirement flat is located within the popular development of Clifton Court, having a range of beneficial facilities for residents which include, laundry room, communal lounge, gardens and parking (on a first come first served basis). The flat itself has accommodation briefly described as follows: Reception Hall, Living Room, Kitchen, Two Bedrooms and Shower Room. EPC Rating C.



- 2 Bedroom town centre apartment
- electric heating and double glazing
- Communal gardens
- EPC rating - C

This 2 bedroom first floor leasehold retirement apartment is located just off Ludlows town centre, which is renowned for its award winning restaurants, culture and festivals and is serviced with a good range of shopping, recreation and educational facilities. The property is fully described as follows:

Front door opens into

### Reception Hallway

A spacious hallway having electric heater, storage cupboard with shelving and hanging rail fitted and airing cupboard housing the hot water cylinder and shelving.

### Living Room

Having feature fire place with electric fire fitted, an additional electric heater, two upvc double glazed windows to frontage. Door then opening into

### Kitchen

Being recently refitted with base cupboards and wall cupboards, heat resistant work surfaces, single bowl sink. Planned space for cooker, washing machine and fridge freezer. Upvc double glazed window to rear elevation

### Bedroom 1

Having fitted wardrobe with sliding door, hanging rail and shelf fitted, electric heater and upvc double glazed window to frontage

### Bedroom 2

Having upvc double glazed window to frontage and electric heater

### Shower Room

Having (in suite of white) wc, wash hand basin and large shower unit tiled splash backs and tiled flooring.

### Agents Note

The flat is leasehold with a 150 year lease which commenced in June 2014, the service charge is £219.69 Per month and the Ground rent is £120.00 per annum for 2020/21

Parking is limited and the scheme runs a waiting list at the time of preparing the sales literature a space is available.

### Tenure

Property is Leasehold

### To View This Property

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 enquires please phone Andrew Cadwallader on 07974 015764

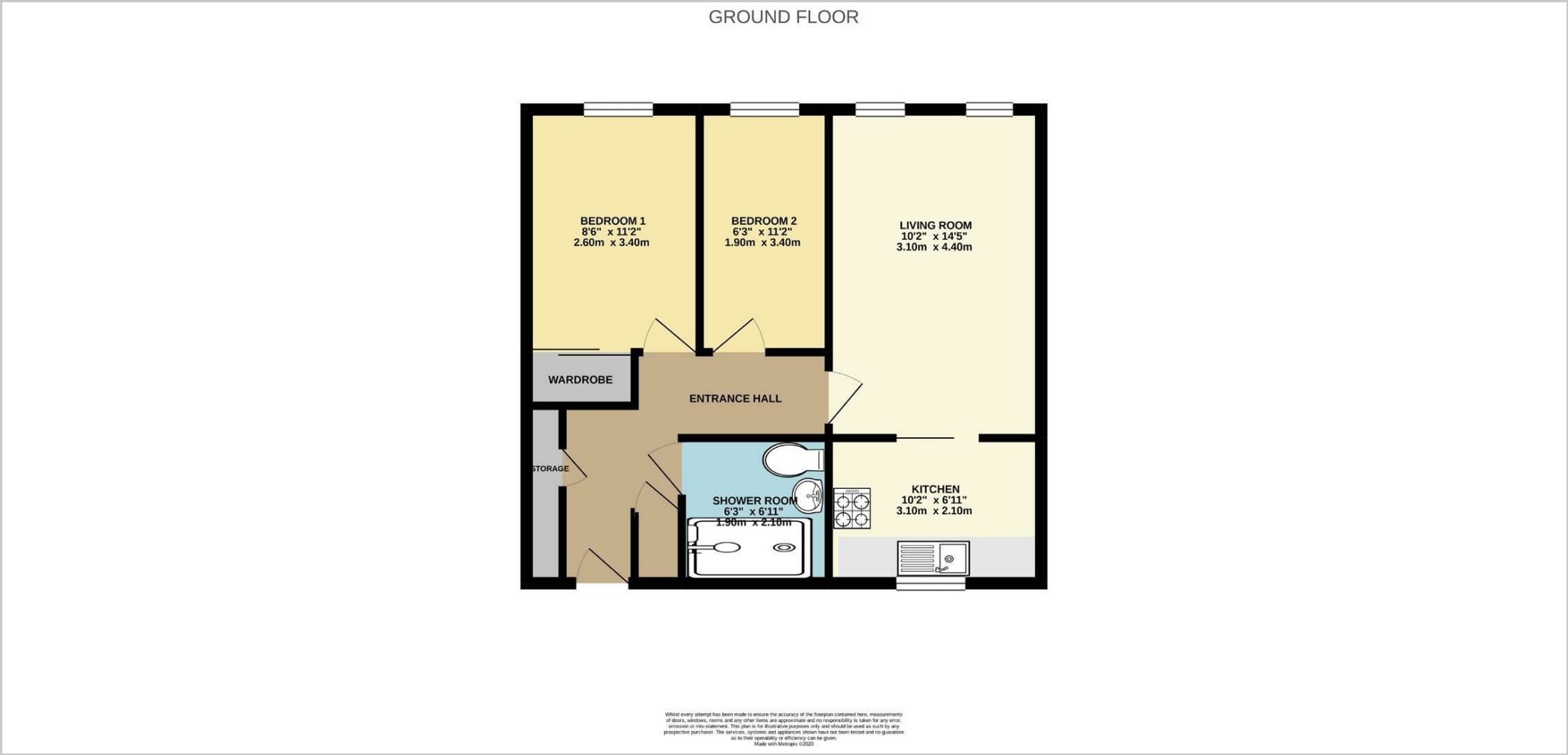
- Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

### Council tax

Shropshire, Band - B



Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW  
Tel: 01584 875207 | ludlow@samuelwood.co.uk