



SAMUEL WOOD

21 College Court, Ludlow, Shropshire, SY8 1BZ

Asking Price £150,000



This highly individual and spacious duplex apartment sits right in Ludlow's historic town centre in a delightful retirement development. Accommodation benefitting from electric heating and double glazing is extremely individual and briefly includes entrance hall, Living Room with view over courtyard garden, modern kitchen, staircase rises to first floor landing with airing cupboard. There are then 2 bedrooms both with fitted wardrobes and a modern bathroom. Outside the property enjoys communal gardens. Internal inspection essential. EPC Rating - D

- An unusual duplex retirement apartment
- Central town location
- Modern kitchen and bathroom
- Electric heating and double glazing
- Communal gardens

College Court is a retirement development located right in the heart of Ludlow's town centre with Ludlow's historic town centre right at hand and all the facilities the town enjoys.

Accessed off the ground floor

Front door opens into a

### Reception Hallway

With further door opening into the

### Living Room

Having window overlooking courtyard garden, coving, wall mounted electric heater, feature fireplace with wooden mantle and flame effect electric fire fitted.

### Kitchen

Has window overlooking courtyard garden, nicely fitted with a modern range of matching units with white glossed fronts, heat resistant work surfaces, tiled splashbacks, stainless steel sink unit and planned space for cooker, fridge freezer, washing machine and slimline dishwasher.

### First Floor Landing

Having door into airing cupboard housing the hot water cylinder

### Bedroom 1

Has 2 windows overlooking the courtyard garden, excellent range of fitted wardrobe cupboards with hanging rail, high level cupboards and shelves.

### Bedroom 2

Has a window overlooking the courtyard garden and a fitted wardrobe cupboard with hanging rail and shelf.

### Bathroom

Has suite in white of wc, wash hand basin with vanity cupboard below, panelled bath with electric shower over and tiled splashbacks, extractor fan and blow air heater.

### Services

Mains electricity, mains water, mains drainage, electric heating, windows are double glazed and telephone to BT telecom regulations.

### Agents Note

1. The property is Leasehold with a 99 year lease which commenced in 1986, Ground Rent is £96.00 per annum and the service charge for 2022/23 is £2104.79

### Local Authority

Shropshire 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)

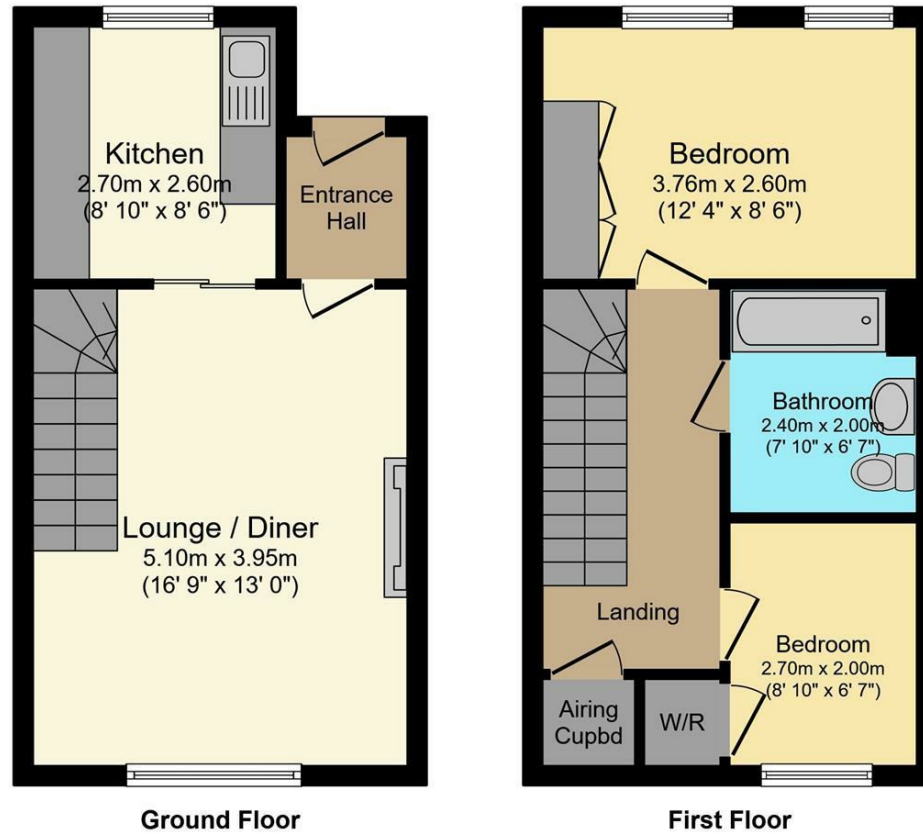
For out of office enquires please phone Andrew Cadwallader on 07974 015764

### Referrals

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.



## Floor Plans



**Ground Floor**

**First Floor**

Total floor area 61.6 sq.m. (663 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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

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