



SAMUEL WOOD

6 College Court, Ludlow, Shropshire, SY8 1BZ

Asking Price £99,950



This first floor 2 bedroom retirement apartment sits right in the heart of Ludlow's town centre and enjoys magnificent far reaching views from all of its windows. The development has communal gardens and part time house manager whilst accommodation benefitting from double / secondary glazing and electric heating includes: Reception Hall, Living Room, Kitchen, 2 Bedrooms and Shower Room. No onward chain. EPC Rating - C

- 2 bedroom first floor retirement apartment
- stunning views from all windows
- right in Ludlow's town centre
- communal gardens and house manager
- no onward chain

Accessed off the first floor communal landing which is shared with one other flat, front door opens into

Reception Hallway

with wall mounted night storage heater, door into airing cupboard housing the factory insulated hot water cylinder and shelves.

Living Room

with magnificent views across the roof tops to beautiful Shropshire countryside from its 2 windows, 1 of which has a view of Ludlow Castle. The room has wall mounted night storage heater and the controls for the 24 hour care line. Sliding door to

Kitchen

with range of base cupboards, wall cupboards and drawers, stainless steel sink unit, planned space for cooker, room for fridge freezer, space and plumbing for washing machine and blow air heater

Bedroom 1

with window taking in the views, wardrobe cupboard with curtain, eye level cupboards above and wall mounted electric panel heater

Bedroom 2

with window enjoying the views

Shower Room

with modern suite of wash hand basin with vanity cupboard, wc and shower with Triton shower fitted and tiled splash backs

Outside:

This retirement apartment sits in a purpose-built block with facilities that include communal gardens and a part time house manager.

Agents Notes:

1. The flat is leasehold.
2. The lease is for 99 years and commenced in September 1986
3. The service charge for 2022 / 23 is £2104.79 and ground rent £96.00 per annum

Local Authority:

Shropshire Council

Council Tax Band

Band - B

Viewings

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

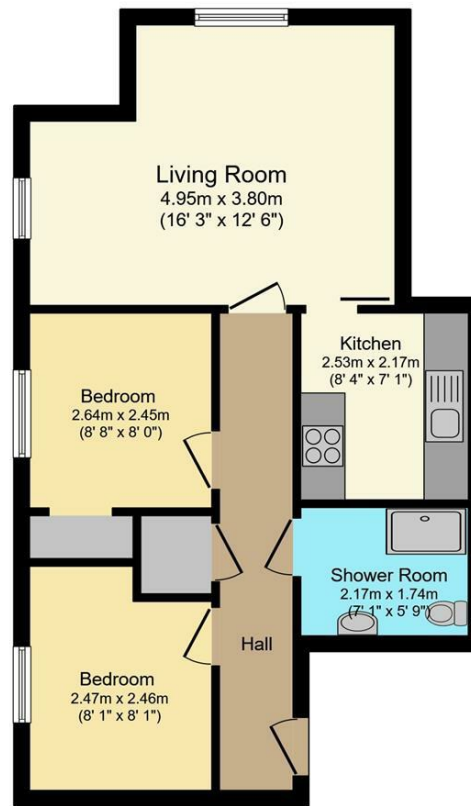
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

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

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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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