



SAMUEL WOOD

35 Raglan Place, Ludlow, Shropshire, SY8 2LW

Asking Price £185,000



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This delightful top floor apartment with a lovely view over the remainder of the quarry is immaculately presented and is nearly new with the residue of a 10 year NHBC guarantee. Outside the property enjoys a single parking space with electric charging point whilst accommodation benefitting from upvc double glazing and gas fired heating briefly includes: Entrance Hall, large open plan Living Room with Juliet balcony opening to Dining Area and fully integrated Kitchen, 2 Double Bedrooms and Bathroom. No onward chain. EPC rating – B.

- Spacious 2 bedroom top floor apartment
- Lovely view over the quarry and greenery
- Upvc double glazing and gas fired heating
- Designated parking with electric charging point
- Juliet balcony in open plan living space
- 2 double bedrooms
- Internal inspection essential

Raglan Place is a modern development built by Shropshire Homes and has the residue of an NHBC guarantee, this particular apartment which sits on the top floor has a lovely view over the quarry bank, trees and greenery, whilst its location means it is easily accessible into Ludlow's historic town centre and the excellent amenities the town enjoys

Accessed off the communal Second Floor Landing

front door opens into

Entrance Hallway

with an intercom for the front door of the development

Open Plan Lounge / Dining / Kitchen 22'3" x 17'5" (6.80m x 5.32m)

extremely light with 2 windows and double opening doors with juliet balcony overlooking the back side of the quarry with greenery and trees, attractive Camaro flooring throughout this room, whilst the Kitchen is nicely fitted with a matching range of grey Novajay gloss fronted units, upgraded polar white quartz work surfaces and splash backs, stainless steel sink unit, Indesit gas hob with extractor positioned above and electric oven below, integrated fridge freezer and washing machine. Hidden behind one of the units is the wall mounted Valliant gas fired combination boiler which heats domestic hot water and radiators. Door into useful storage cupboard

Bedroom 1 13'2" x 10'4" (4.03m x 3.17m)

with window to frontage enjoying the view towards the grassed quarry

Bedroom 2 14'5" x 8'2" (4.40m x 2.50m)

with window to frontage

Bathroom 6'11" x 5'9" (2.12m x 1.76m)

having flooring matching that of the hallway and living space. With a suite in white of wc, pedestal wash hand basin, panelled bath with shower screen, shower over and attractive tiled splash backs.

Outside:

The property enjoys a single parking space with an electric charging point

Services:

Mains electricity, mains water, mains drainage and mains gas. Gas fired to radiators, windows are upvc double glazed. Flood risk – very low. Approximate Broadband speed -Up to 900mbps (Fibre)

Tenure:

The property is leasehold with a 199 year lease which commenced in 2021. There is no ground rent, however the service charge for 2023/24 is £984.50. This includes buildings insurance, maintenance and cleaning of the communal areas

Local Authority:

Shropshire, tax band - B

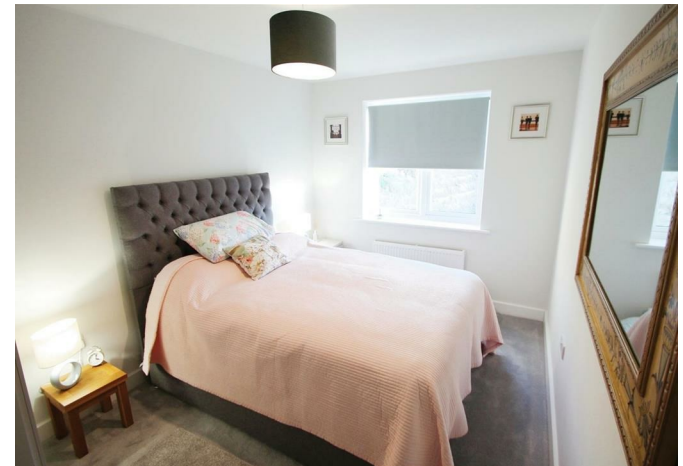
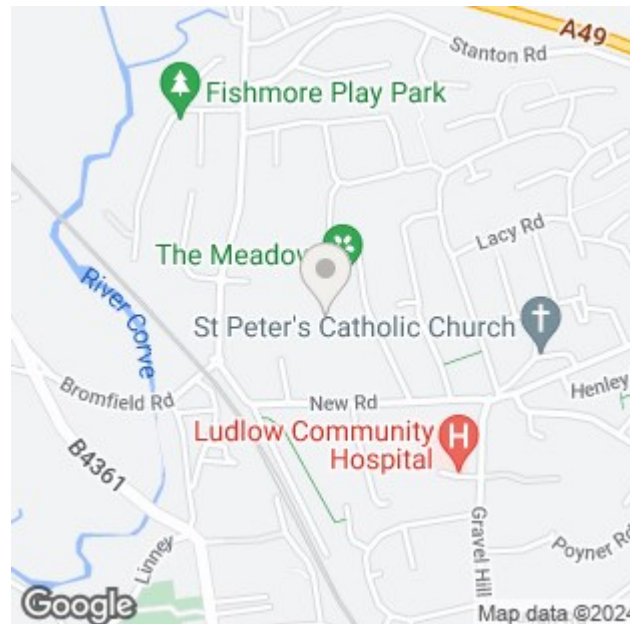
Viewings

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

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

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

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Floor Plans



Floor Plan

Total floor area 62.7 m² (675 sq.ft.) approx

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

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

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