



SAMUEL WOOD

11 Clifton Court, Old Street, Ludlow, SY8 1TZ
Offers In The Region Of £115,000



This 2-bedroom retirement flat has had extensive upgrades by the current owner and is located on the first floor within this popular development. The accommodation, which benefits from electric heating, includes reception hall, living room, kitchen, shower room and 2 bedrooms, communal gardens.

- Town Centre location
- Modernised kitchen and shower room
- Upgraded electric heating
- First floor flat

Reception Hall 3'0" x 17'6" (0.92m x 5.34m)

Having wall mounted radiator, door into large storage cupboard with shelving fitted and door into airing cupboard with shelving fitted.

Living Room 17'4" x 10'2" (5.30m x 3.10m)

Having wall mounted radiator, feature fireplace with electric fire fitted, 2 uPVC double glazed windows opening to rear elevation overlooking the communal garden.

Kitchen 8'0" x 7'2" (2.46m x 2.20m)

Has been upgraded and has units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces, integrated 4 ring electric hob with oven below and extractor positioned above, single bowl sink and drainer unit and planned space for washing machine and fridge freezer, wall mounted radiator and uPVC double glazed window to rear elevation.

Bedroom 1 13'5" x 8'7" (4.10m x 2.62m)

Having wall mounted radiator, fitted wardrobes with hanging rail and shelf, uPVC double glazed window to rear elevation.

Bedroom 2 / Study 13'4" x 6'1" (4.08m x 1.87m)

Having uPVC double glazed window to rear elevation

Shower Room

having WC, pedestal wash hand basin and shower unit in suite of white, extensively tiled walls.

Agents notes

- 1). The property is leasehold with a 150 year lease which commenced in October 2014
- 2). The service charge is £235 per month for the 2024/2025 year
The ground rent is £10 per month
- 3). Parking is limited and the scheme runs a waiting list
- 4). Pets are not permitted.

Services

Mains electricity, mains drainage and mains water. Broadband speeds: basic 18 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Local Authority

Shropshire Council
Council Tax Band B

Viewings

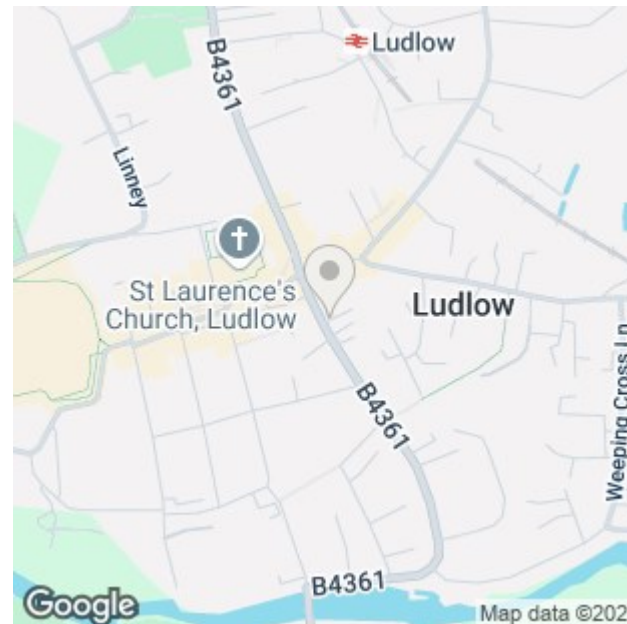
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

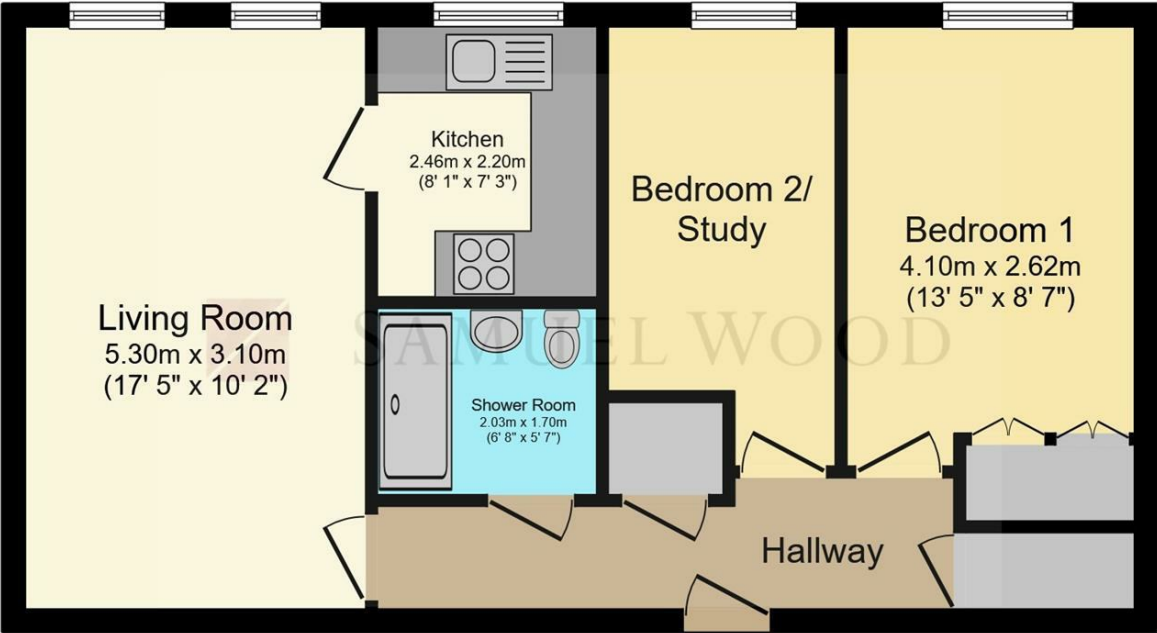
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries 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 Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.