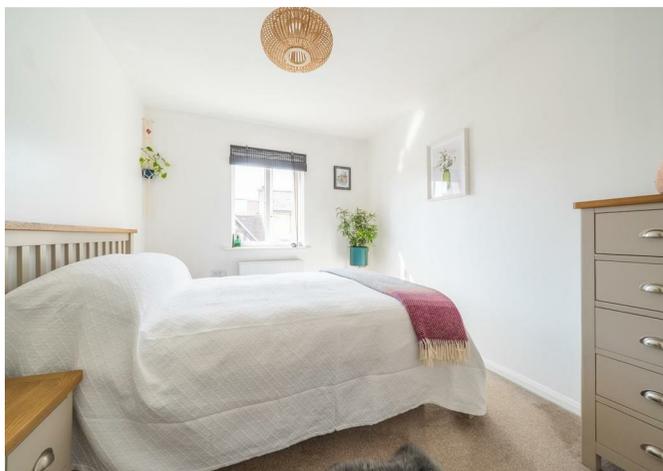




SAMUEL WOOD

30 Clifton Court Old Street, Ludlow, Shropshire, SY8 1TZ

Offers In The Region Of £99,950



This 2 Bedroom beautifully presented retirement flat is located within easy reach of Ludlow's town centre, having everything you need on your doorstep and upgrades by the current vendor and has accommodation to include: Reception Hall, 2 Bedrooms, Shower Room, Living Room, Kitchen and outside the property enjoys communal gardens.

- Immaculate Property
- Brilliant Location
- 2 Bedrooms
- Upgraded Shower Room
- Electric Heating
- Popular Development

**Front door opens into a good sized**

### Reception Hallway

with door into airing cupboard having shelving fitted

### Living Room 14'6" x 10'2" (4.42m x 3.10m)

having wall mounted electric heater and 2 upvc double glazed windows to frontage and door then into

### Kitchen 10'1" x 6'10" (3.08m x 2.10m)

having a fantastic sized pantry cupboard with shelving fitted and a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splash backs, single bowl sink and drainer unit and planned space for fridge freezer, washing machine, dishwasher and 4-ring cooker, upvc double glazed window to rear elevation with a lovely view over Clee Hill

### Bedroom 1 11'10" x 11'1" (3.62m x 3.38m)

having fitted wardrobes with hanging rail and shelving, wall mounted electric heater and upvc double glazed window to frontage

### Bedroom 2 11'0" x 8'9" (3.37m x 2.68m)

(currently used as a dressing room) having wall mounted electric heater and upvc double glazed window to frontage

### Shower Room 7'9" x 5'0" (2.38m x 1.53m)

which is a lovely suite and has been upgraded by the current vendors to include wc, wash hand basin to vanity cabinet and large shower unit in a suite of white with shower screen fitted, electric shower and chrome heated towel rail

### Agents Notes:

1. The service charge is £235 per month for the 2024/2025 year
2. The ground rent is £10 per month
3. Parking is limited and the scheme runs a waiting list.
4. Pets are not permitted
5. Clifton Court has the benefit of a residents lounge and also a Laundry Room.
6. There is a 150 year Lease on the property which commenced on 31st October 2014

### Services:

Mains electricity, mains water and mains drainage, electric heating. Flood risk – no risk. Broadband speeds: Basic 18 Mbps, Superfast 80 Mbps, Ultrafast – 1000 Mbps

### Tenure

The Property is Leasehold

### Local Authority:

Shropshire, council tax band - B

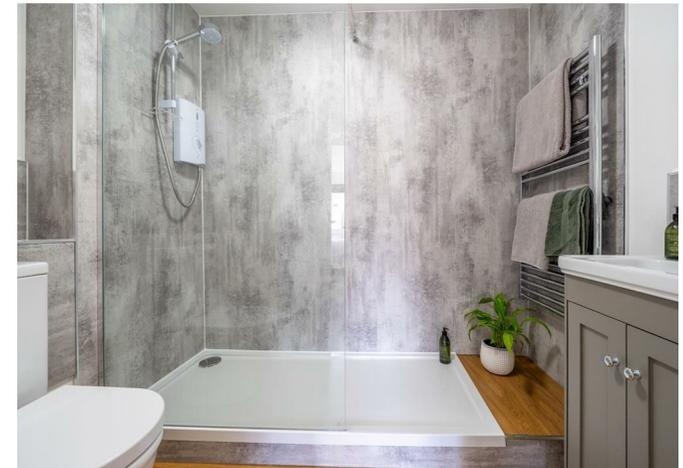
### Viewings

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

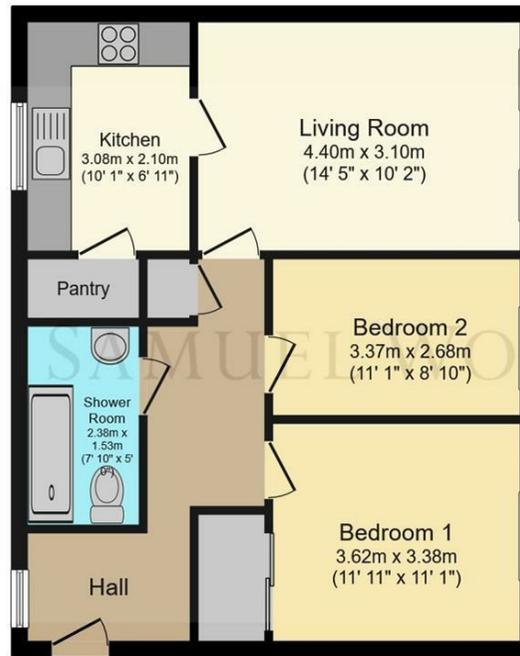
Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquiries 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.



## Floor Plans



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](http://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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

Tel: 01584 875207 | [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk)