



SAMUEL WOOD

16 College Court, Ludlow, Shropshire, SY8 1BZ

Asking Price £119,950



Much improved and extremely well presented 2 double bedroom first floor retirement apartment has had upgrades during the current vendors ownership to include Kitchen, Electrics, Heaters and includes: Entrance Hall with two cupboards, Living Room, Modern fully integrated Kitchen , 2 Bedrooms and Shower Room. Centrally located in the heart of this historic town with facilities right on its doorstep.

- 2 double bedroom first floor retirement apartment
- Town centre location
- Much improved interiors
- Extremely well presented throughout
- No onward chain

The property is accessed off the communal first floor landing shared with another flat, there is a stairlift which is owned by Flat 16 which leads up the staircase and will be left with the property.

Front door opens into

#### Entrance Hall

with door into Coat Cupboard with hanging rail, shelf and a further door into Airing Cupboard housing the pressurized hot water cylinder with pressure bell and shelving

#### Living Room 16'5" x 13'1" (5.02m x 4.00m)

Has a window to frontage, coving, fireplace with electric fire fitted. Double doors then into

#### Kitchen 8'9" x 7'3" (2.67m x 2.23m)

Re-fitted by the current vendor with a modern range of matching units with white gloss fronts, heat resistant work surfaces and matching splashbacks, induction hob, electric oven, heated drawer, fridge freezer, integrated dishwasher and washing machine, together with window overlooking gardens.

#### Bedroom 1 12'11" x 9'10" (3.95m x 3.00m)

Has window to frontage and across one wall, excellent wardrobes with sliding doors.

#### Bedroom 2 10'3" x 8'10" (3.13m x 2.70m)

(used by current vendor as dining room) Having a window overlooking gardens.

#### Shower Room 8'7" x 7'2" (2.63m x 2.20m)

Having window to rear side and a suite in white of wc, pedestal wash hand basin, double width walk in shower with electric shower fitted and tiled splashbacks.

#### Services:

Mains electricity, mains water and mains drainage, windows are double glazed. The property has the benefit of upgraded electric heating system and Broadband speeds are Basic 18Mbps, Superfast 80Mbps, Ultrafast 1000 Mbps. Flood risk - very low

#### Agents Note:

The property is Leasehold with a 99 year lease which commenced in 1986. The ground rent is £96.00 per annum and the service charge payable for 2025/2026 is £2,571.50 inclusive of vat.

#### Local Authority

Shropshire Council

#### Council Tax

Band B

#### Viewings

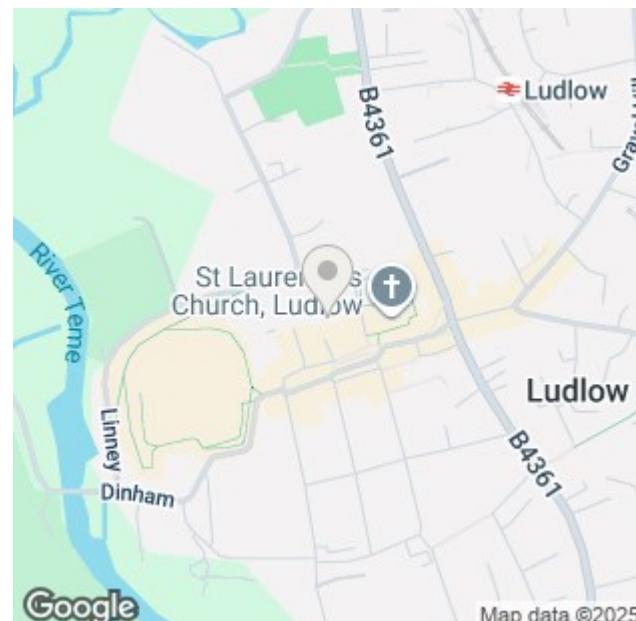
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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

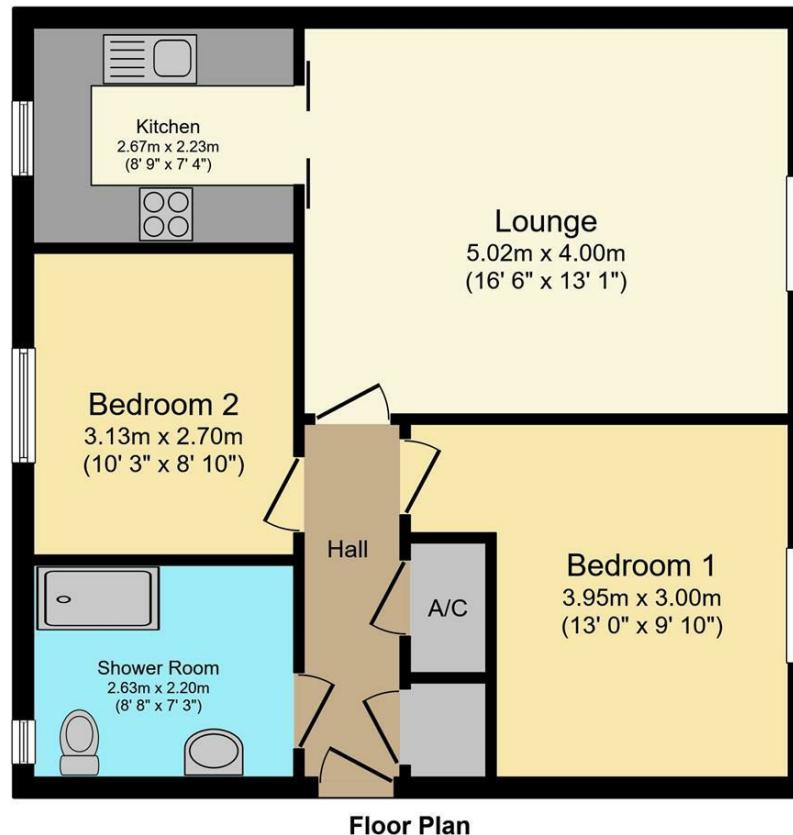
For out of office enquires please phone Andrew Cadwallader on 07974 015764

#### 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



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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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