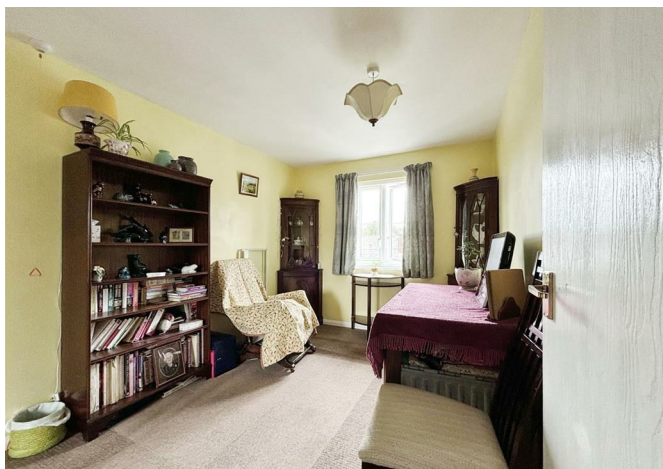




SAMUEL WOOD

31 Clifton Court, Old Street, Ludlow, SY8 1TZ
Offers In The Region Of £99,950



This two bedroom third floor retirement flat is situated in Ludlow town centre, enjoying everything you could need on the doorstep, along with lovely views of Whitcliffe and St Laurence Church. The property benefits from electric heating and double glazing with accommodation to include Reception Hall, Large Storage Cupboard, 2 Bedrooms, Living Room, Kitchen, Shower Room, Communal gardens. EPC C.

- 2 Bedroom Retirement Flat
- Fantastic Views
- Town Centre Location
- Double Glazing & Electric Heating
- Lift to all floors

Clifton Court is a popular retirement development located in the heart of Ludlow's historic town centre. Viewing comes recommended of this upgraded and well presented home.

Reception Hall

Having night storage heater, door into large storage cupboard and door into airing cupboard with shelving and immersion tank.

Living Room 14'5" x 10'2" (4.40m x 3.10m)

Enjoying Two double glazed windows to frontage enjoying a beautiful roof top view and the town and Whitcliffe, night storage heater and door into

Kitchen 10'2" x 6'10" (3.10m x 2.10m)

Having a range of matching units with wood styled fronts to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splash backs. There is a 4-ring electric hob with electric oven below and extractor positioned above, single bowl single drainer stainless steel sink unit, planned space and plumbing for washing machine, fridge / freezer and slimline dishwasher together with upvc double glazed window to rear

Bedroom 1 11'1" x 8'6" (3.40m x 2.60m)

A good sized double, fitted wardrobe with hanging rail and shelf and double glazed window to frontage.

Bedroom 2 11'1" x 6'2" (3.40m x 1.90m)

With window to frontage.

Shower Room 6'10" x 6'2" (2.10m x 1.90m)

WC, pedestal wash hand basin and walk in shower in suite of white, extensive tiling, grab rails and electric towel rail.

Agents Notes

- 1). The property is leasehold with a 150 year lease which commenced in June 2014
- 2). The service charge is £235.00 Per month for 2023/2024 . The ground rent is £10 per per month.
- 3). Parking is limited and the scheme runs a waiting list
- 4). Pets are not permitted.

Services

Mains electricity, water and drainage. Electric heating, windows are upvc double glazed.

Broadband speeds: Basic: 18 Mbps Superfast: 80 Mbps Ultrafast: 1000 Mbps

Flood risk: None

Local Authority

Shropshire Council. Tax Band B

Tenure

Leasehold

To view this property

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

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
Floor area 51.5 m² (554 sq.ft.)

TOTAL: 51.5 m² (554 sq.ft.)

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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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