



SAMUEL WOOD

12A Clifton Court, Old Street, Ludlow, Shropshire, SY8 1TZ

Offers Based On £100,000



This first floor 2 bedroom retirement apartment sits right in the centre of Ludlow and has undergone an upgrade to include, electric heating, Kitchen and Shower Room, with accommodation briefly includes: Entrance Hall with storage cupboard, Living Room with windows overlooking the communal garden, modernised kitchen with appliances, 2 Bedrooms, Shower Room and airing cupboard. The development has an excellent range of communal facilities that includes parking (waiting list for a space), 24 hour care line system, part time house manager, residents lounge, washroom and communal gardens.

- 2 Bedroom first floor retirement apartment
- Modernised interiors
- Town centre location
- Range of communal facilities
- View over communal garden
- No onward chain

Accessed off communal first floor landing

### Doorway into Entrance Hall

With the 24 hour careline facility, useful cupboard with coat hooks and shelf

### Living Room 12'1" x 11'6" (3.70m x 3.52m)

Having 2 windows overlooking the attractive and well maintained gardens

### Modernised Kitchen

Having window to side, a range of matching units with neutral fronts, wood effect work services, tiled splashbacks, integrated electric hob with extractor positioned above and electric oven adjacent. Included in the sale is a dishwasher, washing machine and fridge freezer.

### Bedroom 1 8'9" x 14'1" (2.68m x 4.30m)

Has window overlooking communal gardens and an alcove for a wardrobe

### Bedroom 2 8'2" x 6'10" (2.5m x 2.1m)

Has window overlooking garden

### Shower Room 7'1" x 6'2" (2.16m x 1.90m)

Has modern suite in white of wc, pedestal wash hand basin, corner shower with Triton shower fitted and door into airing cupboard with shelving.

### Agents Note

- 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 water, mains drainage, electric heating and uPVC double glazing. Broadband Speeds - Basic 18 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Flood Risk - Very Low.

### Tenure

The Property is Leasehold

Shropshire Council Tax Band B

### Viewings

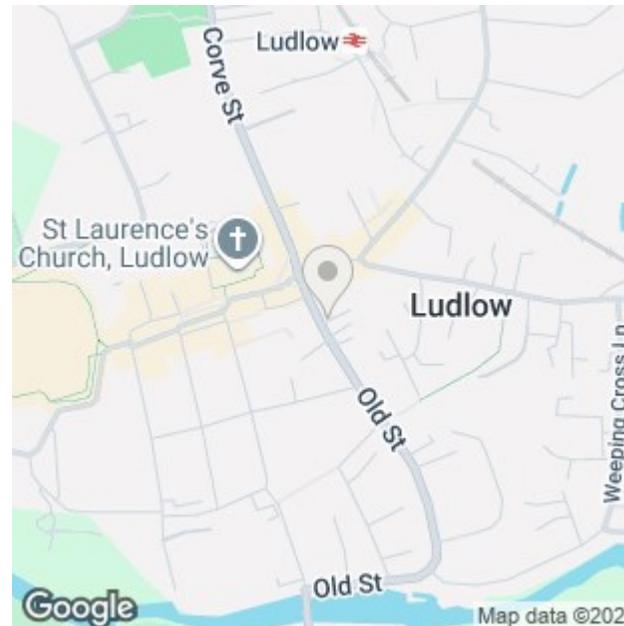
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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

### 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



### Floor Plan

Floor area 51.9 sq.m. (559 sq.ft.)

Total floor area: 51.9 sq.m. (559 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](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

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