



SAMUEL WOOD

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

Offers In The Region Of £90,000



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Nestled in the heart of Ludlow, this charming two-bedroom retirement flat offers a delightful blend of comfort and convenience. Situated on the second floor, the property boasts a quiet position on the eastern elevation, ensuring a peaceful living environment while remaining close to the vibrant town centre.

Upon entering, you are welcomed by a spacious reception hall, which features a generous storage cupboard, perfect for keeping your living space tidy and organised. The flat comprises a good size living room, ideal for relaxation or entertaining guests. The kitchen is well appointed to include base cupboards, wall cupboards and drawers, single bowl sink and drainer unit, planned space for fridge freezer and washing machine. There are two comfortable bedrooms that provide ample space for rest and rejuvenation the second bedroom would serve fantastically as a dressing room, study or even dining room if required. Then the shower room has been updated to include wc, corner shower and basin.

Residents of this development benefit from easy access to a variety of local amenities, including shops, cafes, and services, all within a short stroll. Additionally, the lovely communal garden offers a retreat, perfect for enjoying the outdoors and socialising with neighbours.

This property presents an excellent opportunity for those seeking a retirement flat in a desirable location, combining the charm of Ludlow with the convenience of modern living. Don't miss the chance to make this delightful flat your new home.

#### 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 20th June 2014

Services: We understand that the property has electric heating, Mains electric, Mains water, Mains drainage.

Broadband Speed: Basic 18mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: 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.

Viewings: Strictly by appointment only, please contact the Ludlow office on 01584 875207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.



## Floor Plans



### Floor Plan

Floor area 55.9 sq.m. (602 sq.ft.)

**Total floor area: 55.9 sq.m. (602 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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