



SAMUEL WOOD

3 The Wildings Ludlow, Shropshire, SY8 1EP

Offers Based On £84,950





This 2 bedroom apartment sits in a purpose-built block of apartments within a small cul-de-sac setting within easy reach of Ludlow town centre. Accommodation benefitting from upvc glazing and gas fired heating includes; Entrance Hall with large storage cupboard, Sitting Room, modernised Kitchen, 2 good sized Bedrooms and Bathroom. Whilst outside there are open plan communal garden areas and a single parking space. No onward chain. EPC rating C.

- 2 bedroom apartment
- Small cul-de-sac location
- Long lease
- Gas heating and upvc double glazing
- Designated parking
- No onward chain
- Ideal first time, investment or retirement buy

Front door opens into

### Entrance Hallway

having door into good-sized storage cupboard.

### Sitting room 13'5" x 11'9" (4.10m x 3.60m)

having large window to rear elevation.

### Kitchen 14'4" x 7'10" (4.38m x 2.40m)

having window to frontage. Nicely fitted with a modern range of matching units with cream coloured fronts. Heat resistant work surfaces, tiled splashbacks. Stainless steel sink unit. There is an electric hob with electric oven below, extractor positioned above. Space and plumbing for washing machine. Room for a fridge. Door into Airing cupboard housing the lagged hot water cylinder.

### Bedroom 1 14'5" x 8'6" (4.40m x 2.60m)

having window to rear elevation.

### Bedroom 2 11'3" x 7'8" (3.43m x 2.36m )

having window to side.

### Bathroom 7'8" x 5'2" (2.35m x 1.60m)

having a window to frontage and a suite in white of WC, pedestal wash handbasin and panelled bath with shower screen and shower over.

### Outside

The property has open plan garden areas and a single parking space.

### Agents note

the property is Leasehold with a term of 999 years from 1st October 1990.

Ground rent £10 per year

No Service Charge

### Services

, Mains electricity Mains Water, mains drainage, mains gas. Gas fired heating to radiators. Windows are UPVC double glazed. Approximate Broadband Speeds; Basic – 15mbps, Superfast-80mbps, Ultrafast – 1000mbps. Flood Risk - very low.

### Local Authority

Shropshire Council  
Council Tax band A

### Viewings

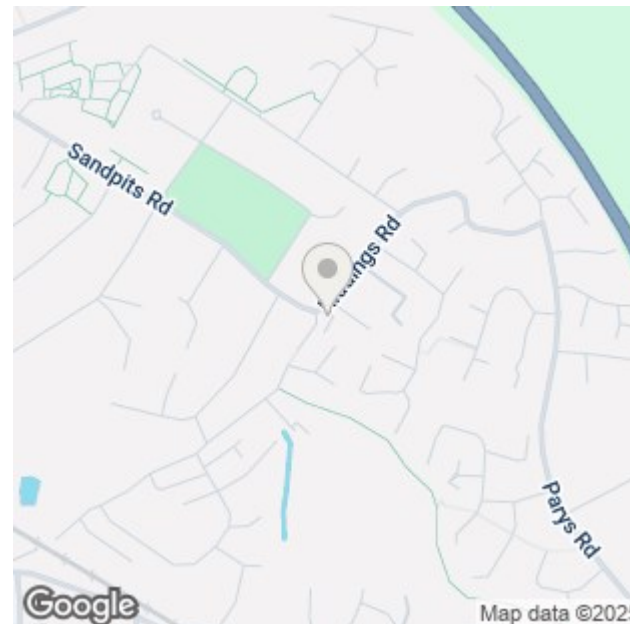
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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 60.2 m<sup>2</sup> (648 sq.ft.)

**TOTAL: 60.2 m<sup>2</sup> (648 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)

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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

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