



SAMUEL WOOD

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

Asking Price £95,000



This ground floor 2 bedroom retirement apartment sits right in the heart of Ludlow's town centre in a convenient location. The development has a range of communal facilities that include House Manager, 24 hour care line system, Residents' Lounge, Laundry Room, Gardens and Parking, (waiting list system for provision of space) EPC on order

- 2 bedroom retirement apartment
- Purpose built development in town centre
- Electric heating and double glazing
- Excellent range of communal facilities
- No onward chain

This ground floor retirement flat is accessed out of communal hallway into the

Square Entrance Hall 9'3" x 10'6" (2.82 x 3.22)

Having electric heater, door controls for front door of the development and 24 hour careline facility. There is a useful cloaks cupboard with shelf and coat hooks and airing cupboard housing the electric heater and shelving

Living Room 14'6" x 10'2" (4.42 x 3.10)

Has window out onto Old Street and wall mounted electric storage heater.

Kitchen 10'0" x 7'0" (3.06 x 2.14)

Having window to frontage, range of matching units with wood styled fronts, heat resistant work surfaces and tiled splashbacks. Planned space for cooker and fridge freezer. A dishwasher is included in the sale.

Bedroom 1 12'11" x 8'7" (3.95 x 2.64)

Has window to frontage and a free-standing wardrobe, which is included in the sale, and an electric heater.

Bedroom 2 11'2" x 5'10" (3.42 x 1.80)

Has window to frontage and wall mounted electric heater.

Shower Room 8'3" x 5'6" (2.53 x 1.70)

Having a suite in white of wc, pedestal wash hand basin, full width shower cubicle with Bristan shower fitted, attractive tiled splashbacks and grab rails.

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

Local Authority

Shropshire Council
Council Tax Band: B

Agents Note

1. The property is leasehold with a 99 year lease commenced on 1st January 1987
2. The service charge is £235 per month for the 2024/2025 year
3. The ground rent is £10 per month
4. Parking is limited and the scheme runs a waiting list.
5. Pets are not permitted

Viewings

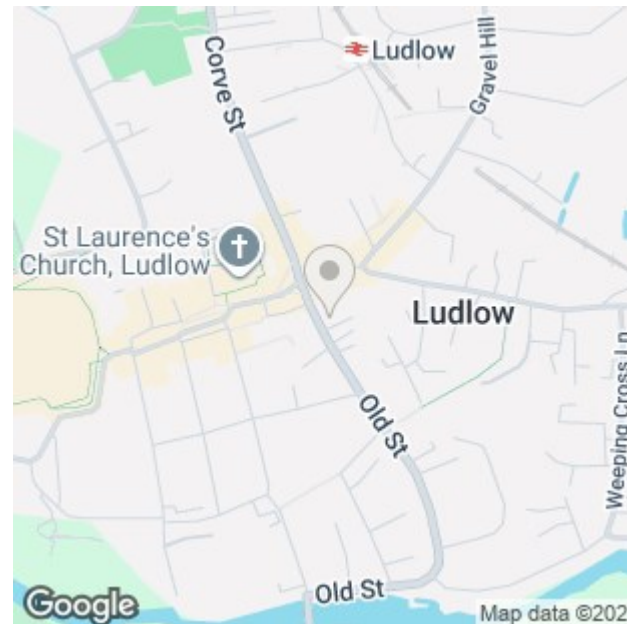
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

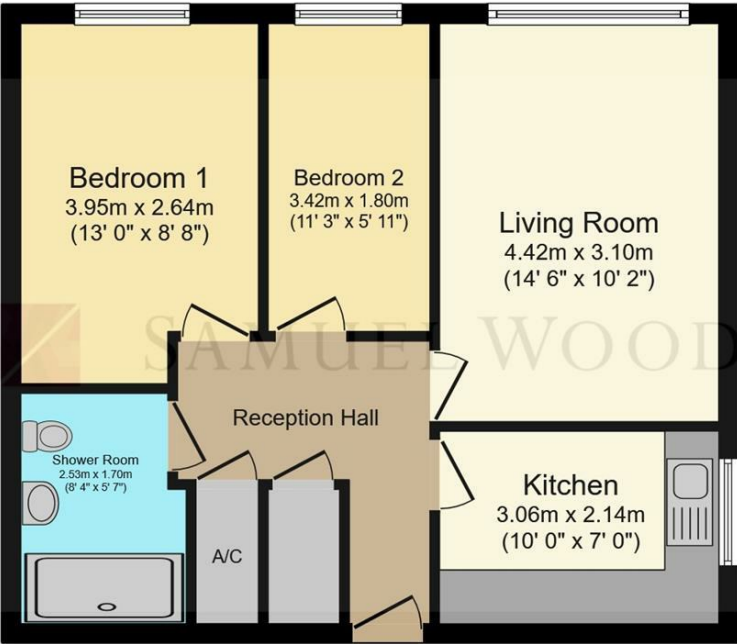
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

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 Plan

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.