



SAMUEL WOOD

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





Located in the charming town of Ludlow, this delightful two-bedroom first-floor retirement flat at Clifton Court offers a serene living experience overlooking the communal garden. Recently updated, the property boasts upgraded internal doors, a modern kitchen, and a stylish shower room, ensuring a comfortable and contemporary lifestyle.



- 2 Bedroom First Floor Retirement Flat
- Updated Kitchen & Shower Room
- Communal Gardens
- No Onward Chain

Upon entering, you are welcomed by a spacious reception hall, which features a large storage cupboard, perfect for keeping your living space tidy. The generous Living Room provides a bright and inviting area to relax, while the well-appointed Kitchen is ideal for those who enjoy cooking. The two bedrooms offer flexibility; the second bedroom can easily serve as a study, dining room, or dressing room, catering to your personal needs.

This property enjoys a prime location in the heart of Ludlow, with a variety of amenities just a stone's throw away. Whether you fancy a leisurely stroll through the town centre or wish to explore the local shops and cafes, everything you need is conveniently close at hand.

Services: We understand that the property has Electric heating, mains electric, mains water and mains drainage.

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

Flood Risk: Very Low

Tenure: We understand the tenure is Leasehold

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

Council Tax Band: B

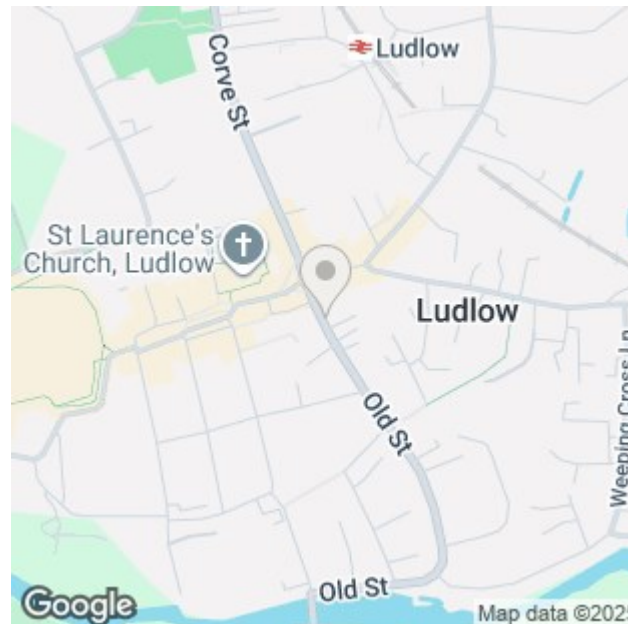
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

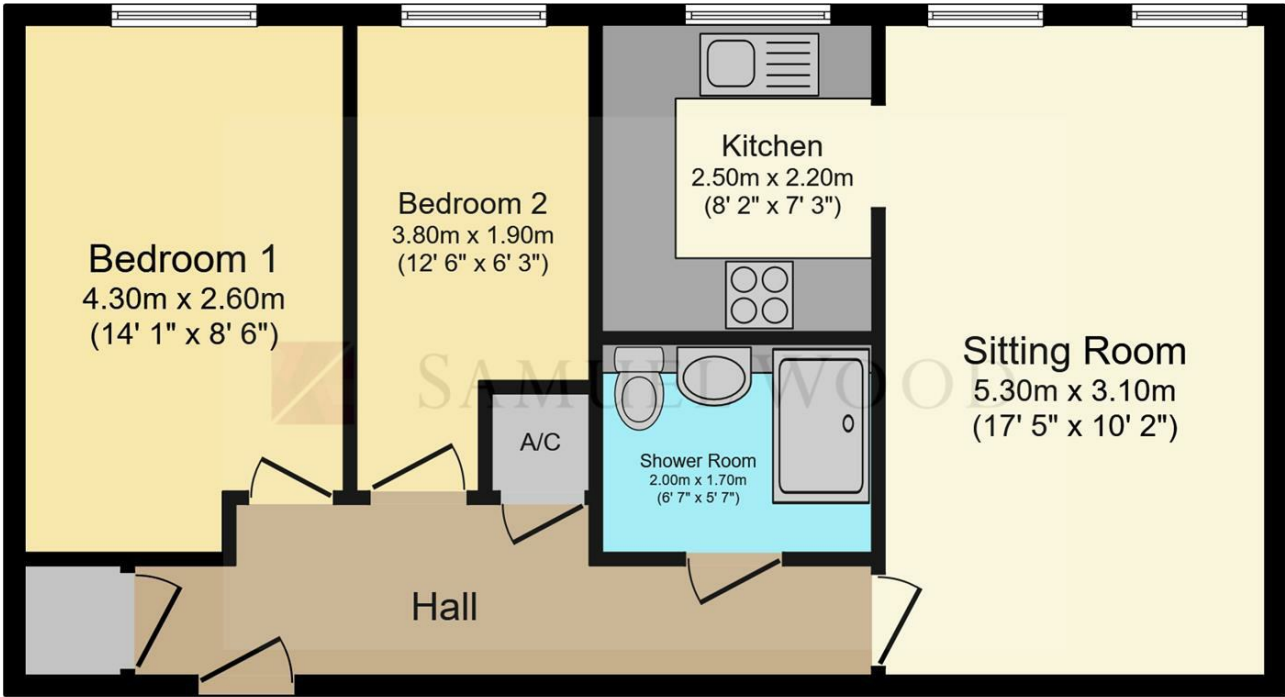
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the craven arms office on 01584 875 207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader 07974 015 764

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





Floor Plan  
Floor area 53.5 sq.m. (576 sq.ft.)

Total floor area: 53.5 sq.m. (576 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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