



**Flat 6, 1 Tower Street, Ludlow, SY8 1RL**

**By auction £60,000**

## Flat 6, 1 Tower Street, Ludlow, SY8 1RL

Attention - First time buyers and buy to let investors take note. This well presented one bedroom apartment is available to purchase with no upward chain!!

### Key Features

- Sold Via Secure Sale Online Bidding
- Immediate 'Exchange of Contracts' Available
- Well Presented Top Floor Apartment
- Grade II Listed
- One Bedroom
- Open Plan Living/Kitchen/Diner
- Town Centre Location
- Great Buy to Let Potential
- No Upward Chain
- EPC D

### Agent's Note

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £60,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

### The Property

Flat 6 is a well presented top floor apartment, that would be an ideal home for a first time buyer, or a great addition to a buy to let investor's portfolio. Conveniently located in Ludlow's historic town centre, so if you don't own a car it's not a problem.

The property is accessed via a secure entry system leading you to the communal staircase and hallway. Number 6 is located on the top floor and the accommodation is all accessed from the hallway. The living/kitchen/dining room is an open plan space with a fitted kitchen, incorporating an integrated electric oven and hob, plumbing for a washing machine and a carpeted living

area with two windows. Also off the hallway is the bedroom, which also has two windows. Completing the accommodation is the bathroom, fitted with a clean white suite comprising a panelled bath, pedestal wash basin and w.c.

### The Town

The quintessential British town of Ludlow is a throwback to the days gone by. You can't help but fall in love with the friendly welcoming townsfolk and the laid back lifestyle which feels a million miles away from the hustle and bustle of the big city. That's not to say that Ludlow is a quiet little backwater, far from it. Hosting the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair, Ludlow Fringe and Green Fair there are events to keep you entertained all year round. There are also countless antique and local produce markets and book, craft and garden fairs. For sport lovers days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Then there's the spectacular architecture and countryside that you'll never grow tired of admiring. Ludlow has to be one of the most perfect places to reside in Britain. The county town of Shrewsbury is approximately 28 miles north and the Cathedral City of Hereford is 24 miles south. Both are easily accessible by the mainline rail that runs a frequent service to Manchester, Holyhead and Cardiff from Ludlow station.

### Tenure

We are informed the property is of

leasehold tenure with a lease of 999 years from 2012. The annual costs for service charge, ground rent and insurance are approximately £2,100. The property is part of the Right to Manage Group

### Council Tax

Shropshire Council - Band A.

### Services and Heating

We are informed the property is connected to mains water, drainage and electricity and has the benefit of electric heating.

### Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of up to 900MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

### Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

### Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline of for the guidance of intended purchasers or les and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use :



occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

**Auctioneers Additional Comments**  
 Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.  
 In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.  
 Our verification process is in place to ensure that

AML procedure are carried out in accordance with the law.

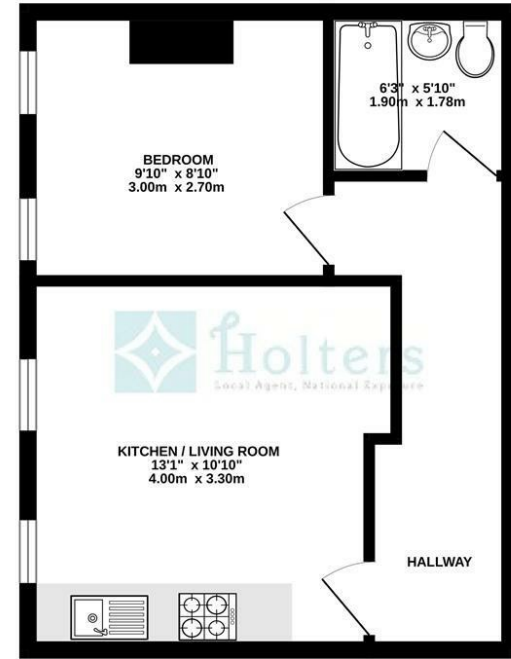
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

**Auctioneers Additional Comments**  
 In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

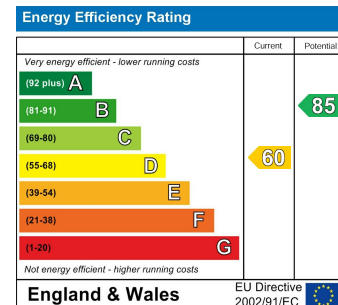
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

**Auction Website Link**  
<https://www.pattinson.co.uk/property?id=436662>

GROUND FLOOR  
 351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 351 sq.ft. (32.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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