



SAMUEL WOOD

1 College Court, Ludlow, Shropshire, SY8 1BZ

Asking Price £160,000





This spacious 2 bedroom ground floor retirement apartment is located in a purpose built development, right in the heart of Ludlow's town centre, a stones throw from Castle Square. The development has communal gardens and a part time house manager. Accommodation benefitting from double glazing and electric heating includes: Entrance Hall, Living Room, modern Kitchen, Inner Hallway, 2 Bedrooms and upgraded Shower Room. EPC rating D



- 2 bedroom ground floor apartment
- Purpose built retirement development
- Right in the heart of Ludlow's town centre
- Electric heating and double glazing
- Modern kitchen and bathroom
- Viewing recommended

College Court is a purpose built development located just off Ludlow's town centre and close to all of the town's wonderful facilities. The property is fully described as follows:

### Front door opens into

### Reception Porch

with door into

### Living Room 14'9" x 13'9" (4.5m x 4.2m)

with window overlooking the gardens, coving, wall mounted night storage heater and the controls for the care line 24 hour assistance. Double doors to

### Kitchen 11'1" x 7'2" (3.4m x 2.2m)

with window to rear, fitted with a modern range of matching units with cream coloured fronts, heat resistant work surfaces, tiled splash backs, stainless steel sink unit, Neff electric hob, Neff electric oven and microwave, planned space and plumbing for washing machine, room for fridge and room for a dryer. The room has a blow-air heater.

### Inner Hallway

with door into airing cupboard housing the hot water cylinder and door into good sized storage cupboard

### Bedroom 1 11'1" x 11'1" (3.4m x 3.4m)

with window to rear and wall mounted night storage heater

### Bedroom 2 10'5" x 8'2" (3.2m x 2.5m)

with window to frontage and wall mounted night storage heater

### Shower Room 11'1" x 5'10" (3.4m x 1.8m)

with window to rear and a modern suite in white to include wc, pedestal wash hand basin, double width shower cubicle with Triton shower fitted and tiled splash backs

### Outside:

College Court is a retirement development sat right in the heart of Ludlow's town centre, enjoying communal gardens and a part time house manager

### Agents Notes:

1. The property is leasehold with a lease that commenced in 1986 for a term of 99 years.

2. Ground rent is £96.00 per annum, service charges are £2,444.53 for 2023/24

### Services:

Mains electricity, mains water and mains drainage. Windows are double glazed and the property benefits from electric heating. Flood risk – very low. Broadband speeds – 80 Mbps

### Local Authority:

Shropshire Council, tax band - B

### 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

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## Floor Plans



TOTAL APPROX. FLOOR AREA 613 SQ.FT. (57.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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

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