



SAMUEL WOOD

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

Asking Price £120,000



This attractive and much improved ground floor apartment with double doors out onto the communal gardens sits in a purpose built retirement development right in the heart of Ludlow's town centre with an excellent range of communal facilities which include: garden, parking, Lounge, House Manager and 24 hour Careline facility. Accommodation benefitting from upgraded electrics, kitchen, heating and shower room needs to be viewed to be fully appreciated and briefly includes: Entrance Hall, Lounge with double doors out onto the garden, Kitchen, 2 Bedrooms and Shower Room. EPC rating D.

- Much improved ground floor retirement apartment
- Updated Kitchen, Bathroom, electric heating and décor
- Central location in the town
- Excellent range of communal facilities
- Double doors out onto the communal garden
- Internal inspection essential

Clifton Court sits at the top of old street, a stones' throw from Ludlow's town centre with all the facilities that the town enjoys. The whole is fully described as follows:

The property is accessed into an

### Entrance Hallway

with the intercom for the front door of the development and the Careline system. Large walk-in storage cupboard with shelving, door into linen cupboard with shelves and water heater which supplies the wash hand basin and the kitchen sink

### Lounge / Dining Room 17'4" x 10'2" (5.30m x 3.10m)

which has the attractive benefit of double opening French doors out onto the garden with matching full length side windows.

### Kitchen 8'0" x 7'2" (2.46m x 2.20m)

which has recently been re-fitted with a modern range of units with matt fronts, heat resistant work surfaces and tiled splashbacks. There is an electric hob with extractor positioned above, electric oven below, planned space for fridge freezer and window overlooking the attractive communal garden.

### Bedroom 1 13'5" x 8'7" (4.10m x 2.62m)

with window overlooking the communal gardens, double doors into wardrobe with extensive hanging rails and high level cupboards

### Bedroom 2 13'4" x 6'1" (4.08m x 1.87m)

with window overlooking the garden

### Shower Room 6'7" x 5'6" (2.03m x 1.70m)

recently re-fitted with a modern suite in white of wc and pedestal wash hand basin. Across one wall there is a full width easy access shower with shower screen and electric shower fitted and splash backs.

### Services:

Mains electricity, mains water, mains drainage and recently upgraded electric heating. Flood risk - very low. Broadband speed 18-80Mbps

### Agents Notes:

- 1) The property is leasehold having a 99 year lease which commenced on 18/02/1987. The service charge for 2024/25 is £235.00 per month.
- 2) Pets are not permitted in Clifton Court.

### Local Authority:

Shropshire Council, tax band - B

### Viewings

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

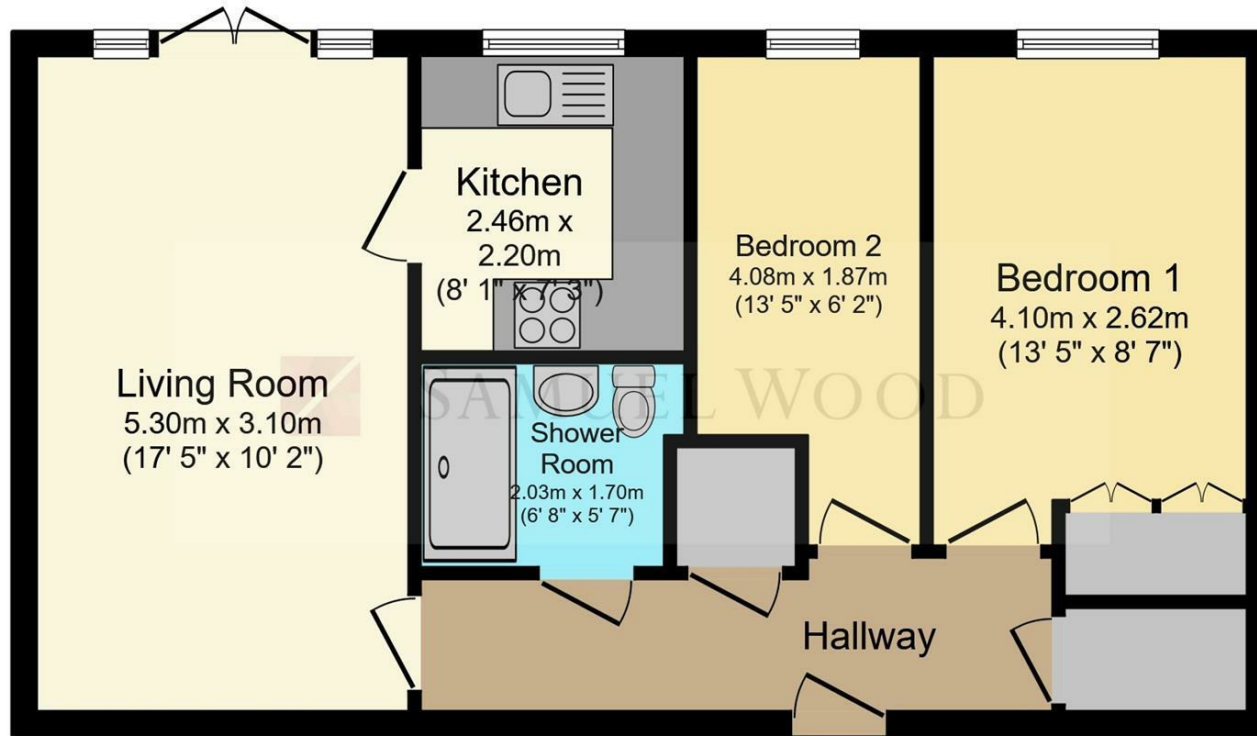
Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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## Floor Plans



### Floor Plan

Total floor area 55.1 m<sup>2</sup> (593 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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