



SAMUEL WOOD

17 College Court, Ludlow, Shropshire, SY8 1BZ

Asking Price £160,000





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This ground floor 2 double bedroom retirement apartment sits in the purpose built development of College Court right in the heart of the historic town centre with all services a stone's throw away. Outside the property enjoys communal gardens, part time house manager and 24 hour careline facility. Accommodation benefitting from double glazing and electric heating includes: Entrance Hall, Living Room, Kitchen, Inner Hallway, 2 Double Bedrooms both with fitted wardrobes, Upgraded Shower Room and small Store. EPC rating D.



- Desirable 2 bedroom ground floor retirement apartment
- College Court development in the centre of town
- 2 Double Bedrooms both with fitted wardrobe
- Attractive views
- Electric heating and double glazing
- Communal facilities

College Court enjoys a central location just off Ludow's Castle Square with the town's facilities close at hand.

Front door opens into

#### Entrance Hall

with door into

#### Living Room 12'8" x 12'5" (3.88m x 3.80m)

with window to frontage and a lovely view across the rooftops to the surrounding hills, coving and double doors into

#### Kitchen 9'0" x 7'10" (2.75m x 2.40m)

Fitted with a range of matching units with wood styled fronts, heat resistant work surfaces, tiled splash backs and stainless steel sink unit. There is planned space for cooker, fridge and washing machine.

#### Inner Hallway

with door into airing cupboard housing the factory insulated hot water cylinder and shelves

#### Bedroom 1 11'9" x 10'8" (3.60m x 3.26m)

with window overlooking the communal garden and across one wall there is an excellent range of fitted wardrobe cupboards with hanging rail and extensive shelving

#### Bedroom 2 11'1" x 10'7" (3.40m x 3.24m)

with window to frontage with view across the rooftops and fitted wardrobe cupboard

#### Shower Room 9'0" x 4'9" (2.75m x 1.45m)

with modern suite in white of wash hand basin, wc, shower cubicle with electric shower fitted, tiled splash backs and shelved alcove

#### Outside:

The property has, adjacent to the front door a useful store, whilst there are communal gardens, part time house manager and 24 hour careline facility.

#### Services:

Mains electricity, mains water, mains drainage. Electric heating, windows are double glazed. Broadband speed 17 Mbps – 80Mbps. Flood risk very low.

#### Agents Notes:

1. The property is leasehold with a lease that commenced in 1986 for a term of 99 years. Ground rent is £96.00 per annum, service charges are £2,444.53 for 2023/24

2. Please note that there is no parking available at College Court but permits are available for on street parking

#### Local Authority

Shropshire, 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)

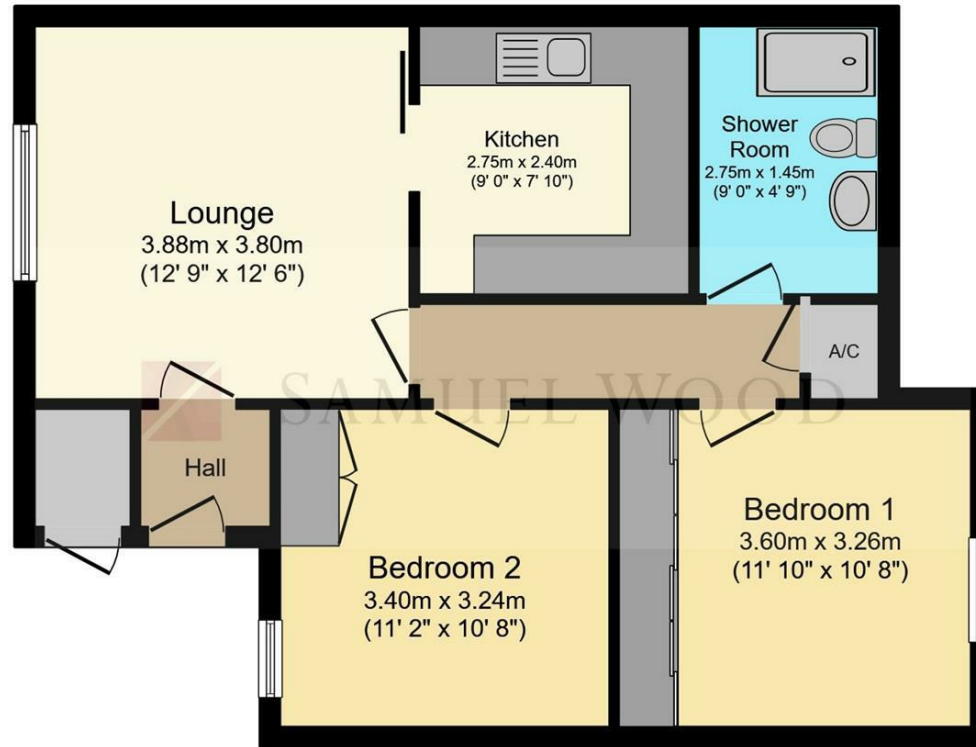
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

#### 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 Plans



**Floor Plan**

**Total floor area 59.4 m<sup>2</sup> (639 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

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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