



SAMUEL WOOD

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

Asking Price £105,000



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This 2 bedroom retirement flat is located on the first floor of this popular purpose built development. Accommodation which benefits from a modern fitted kitchen and Shower Room, upvc double glazing includes: Reception Hallway, with a good sized storage cupboard and airing cupboard, Kitchen, Living Room, Two Bedrooms and Shower Room. A range of communal facilities to include parking and gardens. EPC C

- Town Centre Location
- Newly Fitted Kitchen
- Modern Shower Room
- Roof Top Views
- Communal Facilities
- EPC C

Front door opens into

Large Reception Hall

Having electric heater, large storage cupboard and airing cupboard with shelving also housing the hot water cylinder

Kitchen 10'2" x 6'10" (3.10m x 2.10m)

Being recently refitted with a range of matching base cupboards, wall cupboards and drawers all in grey, heat resistant work surfaces, 1 ½ steel sink unit, fitted electric induction hob with extractor fan above and fitted electric oven.

Living Room 14'5" x 10'2" (4.40m x 3.10m)

With recently upgraded electric storage heater and two upvc double glazed windows to rear elevation with roof top view

Bedroom 1 13'1" x 8'6" (4.00m x 2.60m)

Having large fitted wardrobe with hanging rail and shelf, recently upgraded electric storage heater and upvc double glazed window to rear elevation

Bedroom 2 11'1" x 6'2" (3.40m x 1.90m)

Recently upgraded electric storage heater and upvc double glazed window to rear elevation

Shower Room 9'6" x 5'6" (2.90m x 1.70m)

Having large shower unit, wash hand basin with vanity cupboard and WC all in suite of white, complimentary splash backs, heated towel rail and upvc double glazed window to side elevation

Services

Mains electricity, mains water, mains drainage. Windows are upvc double glazed, telephone to BT regulations. Electric heating where listed. Flood Risk - Very Low. Approximate Broadband speeds; Basic 18mbps, Superfast 80mbps, Ultrafast 1000mbps.

Agents Notes

- 1). The property is leasehold with a 150 year lease which commenced in January 2015
- 2). The service charge is £235.00 Per month for 2023/2024
- 3). Parking is limited and the scheme runs a waiting list
- 4). Pets are not permitted.

Local Authority

Shropshire Council and 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 or visit our web site at www.samuelwood.co.uk

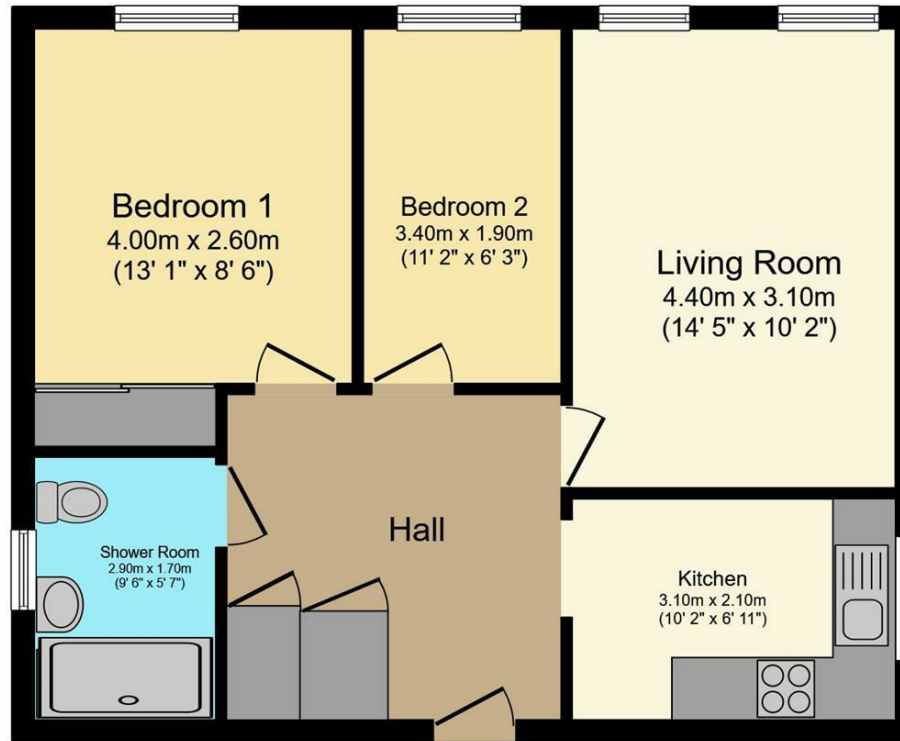
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © 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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