



SAMUEL WOOD

4 The Villa New Street, Ludlow, Shropshire, SY8 2NH

Asking Price £115,000



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This 2 bedroom ground floor flat sits in communal gardens, designated parking space and its own private garden area. Accommodation benefiting from upvc double glazing and gas fired heating includes: Living Room, Kitchen, 2 Bedrooms and Bathroom. EPC - C

- 2 Bedroom ground floor apartment
- Upvc double glazing and gas fired central heating
- Popular residential area
- Designated parking
- Communal garden and small private garden area
- Modern Kitchen and Bathroom

Front door

opens into the

Living Room 14'0" x 12'3" (4.29m x 3.74m)

With window to frontage

Kitchen 9'0" x 8'7" (2.75m x 2.63m)

With window overlooking the garden, fitted with a range of units with cream coloured fronts, to include woodblock work surfaces, deep glazed sink unit. There is a free standing cooker which is included in the sale with extractor positioned above, planned space for a fridge freezer and housed in here is the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators.

Bedroom 1 10'9" x 9'3" (3.28m x 2.83m)

with window to frontage

Bedroom 2/ Optional Reception Room 9'1" x 8'5" (2.78m x 2.57m)

with door and window to rear garden

Bathroom 8'6" x 6'9" (2.60m x 2.08m)

with suite in white of wc, pedestal wash hand basin and panelled bath with shower attachment, tiled splash backs and window to rear elevation. Door into linen cupboard with shelving, space and plumbing for washing machine

Outside:

An open plan garden at the rear of the property to include paved seating area, low dwarf wall with gravelled sections, this in turn then leads to a communal garden area and at the rear of the development there is a carpark where the property enjoys a parking for a single car.

Agents Notes:

1. The property is Leasehold with an 999 year lease which commenced 01/02/2017.
2. The property also has a share of the freehold. Service charge from the 1/2/24 to 31/1/25 is £480.00 this includes insurance, garden maintenance and window cleaning.
3. Short term holiday lets are not permitted, pets are not permitted without the permission of the residents committee.
4. The property is currently rented under an assured shorthold tenancy, with a rental figure of £625.00 per calendar month unfurnished and therefore this makes an excellent buy to let opportunity. If a buyer wishes to live in the property 2 months notice would be given to the tenant.

Services

Mains electricity, drainage and gas, upvc double glazing, Broadband speeds - Basic - 16 Mbps, Superfast - 80 Mbps, Ultrafast - 1000 Mbps, Flood Risk - Very Low

Local Authority:

Shropshire, tax band - A

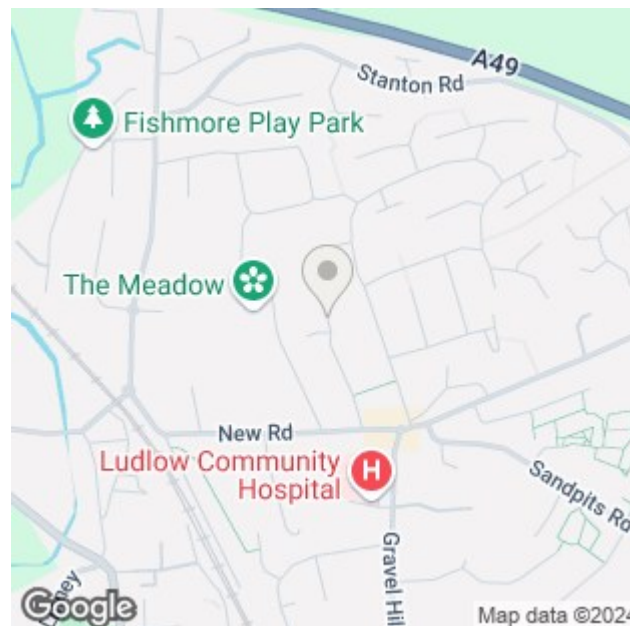
Viewings

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

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 50.1 m² (540 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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