

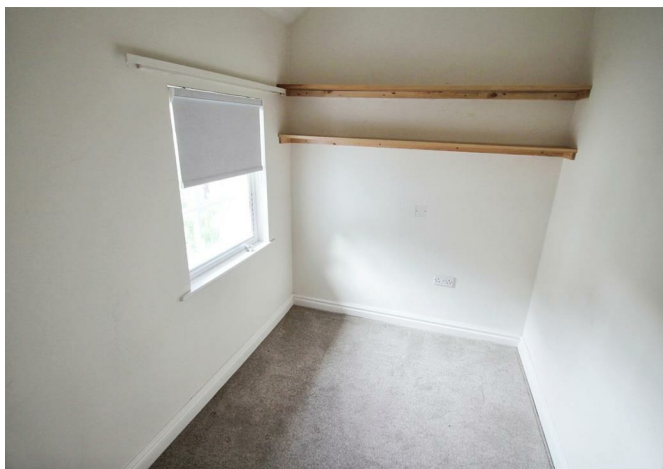


SAMUEL WOOD

Flat 4 3 College Street, Ludlow, Shropshire, SY8 1AN

Asking Price £85,000





This Grade II listed second floor 2 bedroom retirement apartment sits right in the heart of Ludlow town centre. The development has communal gardens, part time house manager and a security careline 24 hour system. Accommodation benefitting from electric heating and mainly secondary glazing includes Entrance Hall with Airing Cupboard, Living Room with view over communal garden, modernised Kitchen, 2 bedrooms and modernised Shower Room. No Onward Chain. EPC exempt due to listing.

- First floor 2 Bedroom retirement apartment
- Grade II Listed
- Views over communal gardens
- Upgraded Kitchen and Shower Room
- Electric heating, mainly secondary glazing
- Communal facilities

College Court is a retirement development right in Ludlow's historic town centre and a stones throw from shops and facilities.

Accessed off a period staircase the flat is accessed into an

### Entrance Hall

having window to the courtyard garden, Airing cupboard housing the hot water cylinder and shelving and further high-level cupboard.

### Living Room 14'8" x 10'0" (4.48m x 3.05m)

has some ceiling level storage, attractive coving and a window overlooking the communal garden.

Double doors into

### Kitchen 7'8" x 6'11" (2.36m x 2.13m)

having a modern range of matching units, heat resistant work surfaces, tiled splashbacks, stainless steel sink unit, electric induction hob, Fridge Freezer and washing machine.

### Bedroom 1 13'3" x 6'10" (4.06m x 2.10m)

having window with this fantastic view across the rooftops to the surrounding Shropshire countryside. There is a further large roof window, excellent fitted wardrobes with hanging rail and further cupboards at ceiling height.

### Bedroom 2 8'3" x 6'4" (2.54m x 1.94m)

has window overlooking the communal gardens.

### Shower Room 6'10" x 5'6" (2.10m x 1.70m)

having roof window and an upgraded suite in white of wash handbasin with vanity cupboard, WC and double width shower cubicle with Triton shower fitted and extensively tiled walls.

### Outside

The property enjoys communal gardens along with part-time house manager and a 24 hour careline facility

### Agents note;

The property is Leasehold with a lease that runs for 99 years commencing in 1986. The ground rent is £96.00 per annum and the service charge for 2023/24 is £2,444.53

### Services;

mains electricity, mains water and mains drainage. Electric heating throughout the flat, The majority of the windows are secondary glazed. Approximate broadband speeds; Basic - 17mbps, Superfast 80mbps. Flood risk; very low.

### Local Authority

Shropshire Council  
Council 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](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

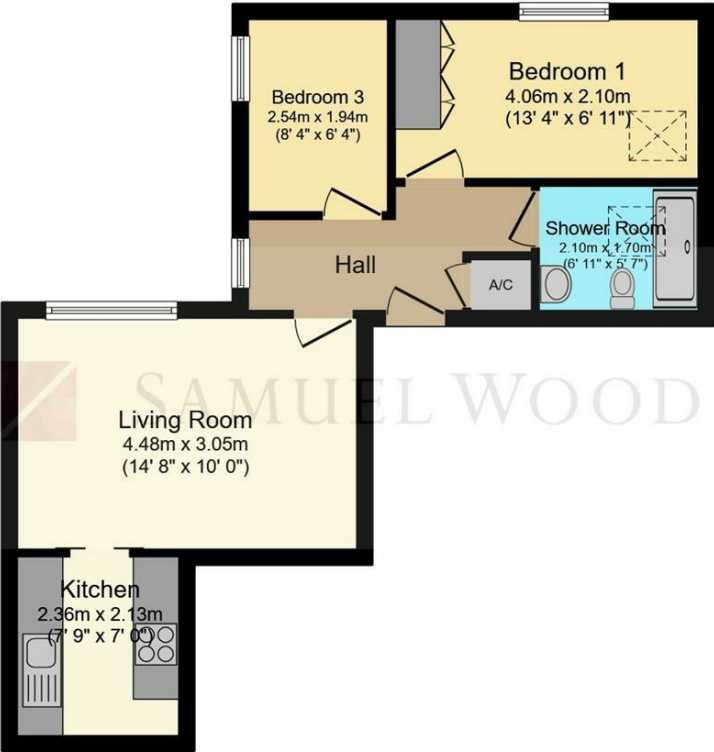
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

### 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 Plan

Total floor area 41.9 m<sup>2</sup> (450 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  
Tel: 01584 875207 | ludlow@samuelwood.co.uk