



SAMUEL WOOD

Apartment 4 Drapers House Quality Square, Ludlow, Shropshire, SY8 1FE

Asking Price £115,000



This attractive first floor 1 bedroom apartment sits in the delightful Quality Square right in the heart of Ludlow's town centre. Accommodation benefitting from electric heating includes Entrance Hall, Living Room with window seat and view of St Laurence's Church, Kitchen with appliances, double Bedroom and Ensuite Shower Room. Ideal first time buy, retirement or second home.

- 1 Bedroom apartment
- Delightful location in Quality Square
- Towns excellent facilities close at hand
- Electric heating
- No onward chain

Access off the communal First Floor Landing the front door opens into

Entrance Hall

with wall mounted Electric heater.

Living Room

has window to Quality Square with a view of St Laurences Church and a window seat. Wall mounted electric heater and door into the Airing Cupboard housing the hot water cylinder and hanging rails.

Kitchen

has tiled floor, range of matching units with cream coloured fronts, heat resistant work surfaces, stainless steel sink unit, tiled splashbacks. Electric hob with extractor position above, electric oven below. Included in the sale is a fridge and a washing machine.

Bedroom

has window to Quality Square with window seat and electric panel heater.

Shower Room

having modern suite in white of pedestal wash handbasin, WC and shower cubicle with shower fitted, tiled floor and walls.

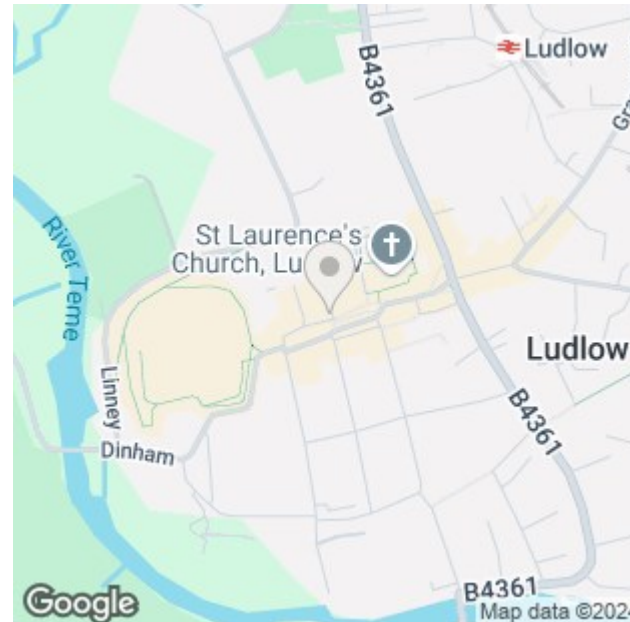
Services

mains electricity, mains water, mains drainage. Electric heating. Approximate broadband speeds; Basic 17- mbps, Superfast - 80 mbps, Ultrafast – 1000 mpbs. Flood Risk - very low.

Agents Note

1) The property is Leasehold with 125 year lease which commenced on the 1st January 2009. The ground rent is

£125 and the service charge is £1020 per year. Insurance is currently £422.00 and the building has a sinking fund currently sat at £1120 per year which will build up for an future expenditure on the building.
 2) Holiday lets are not permitted.
 3) Grade II Listed.



Floor Plans



Floor Plan
Floor area 34.1 m² (367 sq.ft.)

TOTAL: 34.1 m² (367 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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