



SAMUEL WOOD

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

Asking Price £105,000



This second floor 2 bedroom retirement apartment has a lovely aspect across the roof tops to surrounding hills and countryside. Accommodation benefitting from electric heating and upvc double glazing briefly includes: Entrance Hall, Living Room, Kitchen, 2 Bedrooms and Shower Room. This development has a good range of communal facilities that include: Residents parking, communal gardens, residents lounge, laundry room and house manager. No onward chain, EPC – C

- 2nd floor 2 bedroom retirement apartment
- Views across the rooftops
- Upvc double glazing and electric heating
- Central location in town
- Range of residents facilities
- New Carpets and Decor
- No onward chain

Clifton Court sits in a central position at the top of Old Street, a stone's throw from Ludlow's shops and amenities. The whole is more fully described as follows:

Accessed off the second floor communal landing, front door opens into

Entrance Hall

Wall mounted electric heater and cloaks cupboard with hanging rail and shelf. The intercom for the front door of the development is here along with the Careline 24 hour facility.

Living Room 11'8" x 11'8" (3.58m x 3.56m)

Wall mounted electric heater and 2 windows overlooking part of the communal gardens and a roof top view towards the surrounding hills

Kitchen 12'6" x 7'0" (3.82m x 2.15m)

Window to frontage with a roof top view. A range of matching units with wood styled fronts, heat resistant work surfaces and tiled splash backs. There is a stainless steel sink unit, planned space for cooker, space for fridge, plumbing for washing machine and room for further appliances.

Bedroom 1 14'2" x 8'9" (4.33m x 2.67m)

Window and roof top view, wall mounted electric heater and across one wall there is a fitted wardrobe cupboard with hanging rail and shelf

Bedroom 2 8'5" x 7'4" (2.57m x 2.26m)

Window with roof top view

Shower Room 12'6" x 7'0" (3.82m x 2.15m)

Suite in white of wc, pedestal wash hand basin and double width shower cubicle with Triton shower fitted and tiled splash backs. Door into airing cupboard housing the factory insulated hot water cylinder and shelves.

Outside:

The property has a range of communal facilities that includes, parking (the development runs a waiting list), communal gardens, residents lounge, laundry and house manager. The development has a lift to all floors.

Agents Notes:

1. The property is leasehold with a 99 year lease which commenced in February 1989
2. Service charge for 2024/25 is £2,820.00 including ground rent

Services:

Mains electricity, mains water, mains drainage, electric heating where listed. (New consumer unit and heaters 2024). Windows are upvc double glazed. Flood risk – very low. Broadband speeds – 18 – 80 Mbps

Local Authority:

Shropshire Council, tax band - B

Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

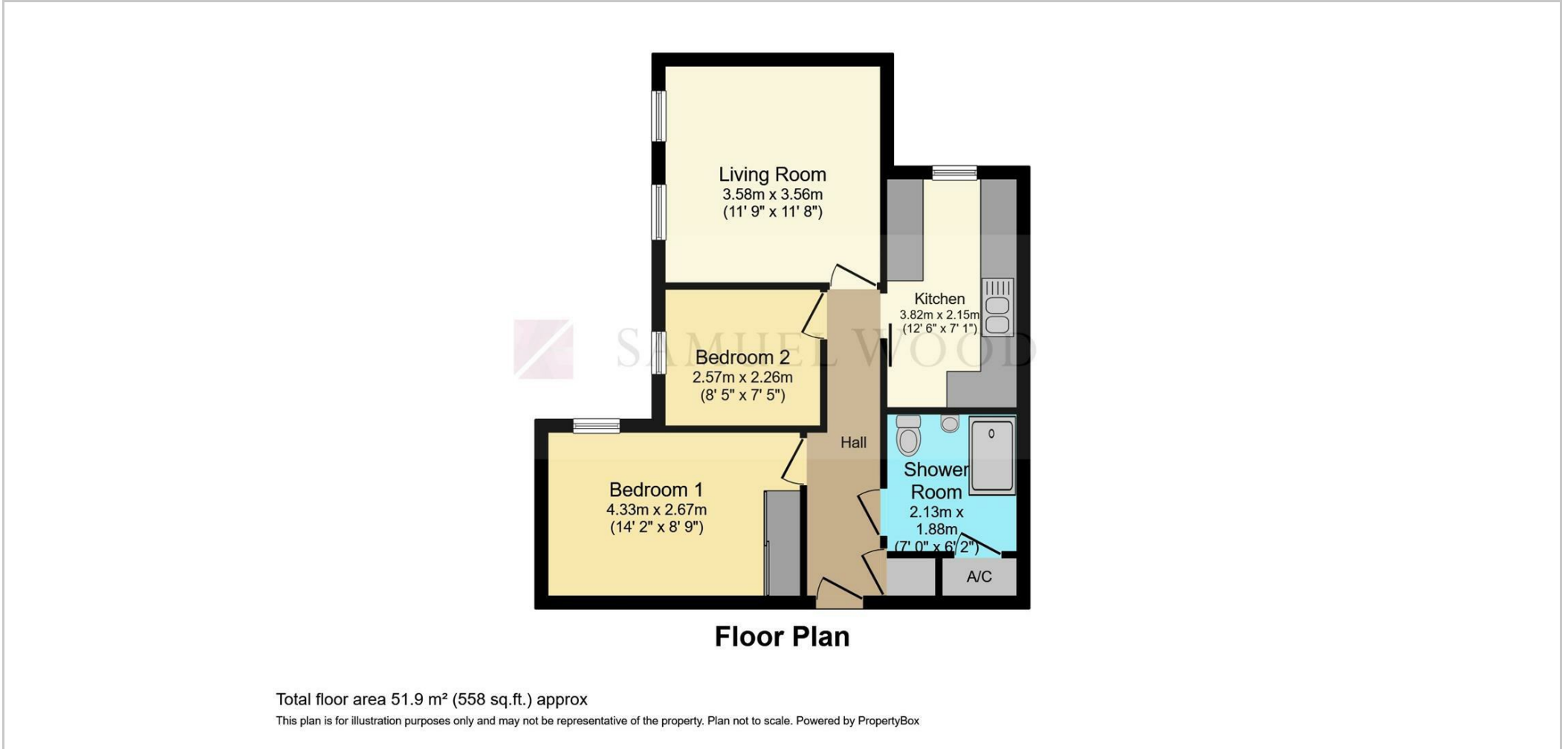
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

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

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



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