



SAMUEL WOOD

Apartment 6 Priory House, Lower Galdeford, Ludlow, Shropshire, SY8 1UR

Asking Price £185,000





This modern 2 Bedroom, 2 Bathroom apartment is located in a gated community of similar properties within a short walk into Ludlow's historic town centre. Outside the property enjoys communal gardens and a single parking space, accommodation which benefits from electric heating and upvc double glazing briefly includes: Reception Hall, Living Room with open plan Kitchen with Balcony, 2 Bedrooms, House Bathroom and En-suite Shower Room. EPC D

- Superior 2 Bed 2 Bath modern apartment
- Gated development close to town
- Lift to all floors
- Communal gardens and parking space
- Viewing strongly recommended

Priory House is a block of 8 apartments in an exclusive gated development just off Ludlow's historic town centre, which is renowned for its architecture, culture and festivals. Accommodation is well presented has the benefit of a lift to all floors, together with communal gardens and a parking space. The accommodation is fully described as follows:

Located on the 2nd Floor communal landing opens into

### Reception Hallway

With 2 good sized storage cupboards, wall mounted electric heater

### Large Living Room with well-fitted Kitchen

A lovely light room with 3 large picture windows in the Living area and a further window in the Kitchen, door stepping out onto a balcony. The Living area is a good size and has ample room for 3 piece suite, the Kitchen has heat resistant work surfaces, stainless steel sink unit, electric hob, electric oven below and extractor positioned above. Included in the sale is a washing machine, fridge. Wall mounted electric panel heater.

### Bedroom 1

Has wall mounted electric panel heater, extensive ceiling down lighters and 2 large picture windows.

### En-Suite Shower Room

With a modern suite in white of wash hand basin, wc and good sized shower cubicle with shower fitted and extractor fan.

### Bedroom 2

Large picture window out towards the balcony and wall mounted electric panel heater.

### Bathroom

Has modern suite in white of wc, pedestal wash hand basin, panelled bath with telephone style shower attachment, attractive tile splash backs and electric towel radiator.

### Outside

This gated development is situated within a short walk of Ludlow's town centre. Double gates open into a tarmacadam parking area for which the flat has a designated space for one vehicle and some visitor spaces. There are communal gardens around the property mainly laid to lawn with high board fencing. There is also a lift to all floors.

### Services

Mains electricity, mains water, mains drainage, electric heating where listed. Telephone to BT regulations, windows are double glazed. A lift to all floors. Broadband Basic 80 Mbps, Superfast 80 Mbps. Flood Risk No Risk

### Tenure

The property is leasehold which commenced in 2009 for a term of 150 years. A share of the freehold is also included in the sale. Service charges for 2024 are £3759.72 per annum. However it has been at this high level to deal with some maintenance issues and is expected to revert to a lower level shortly.

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

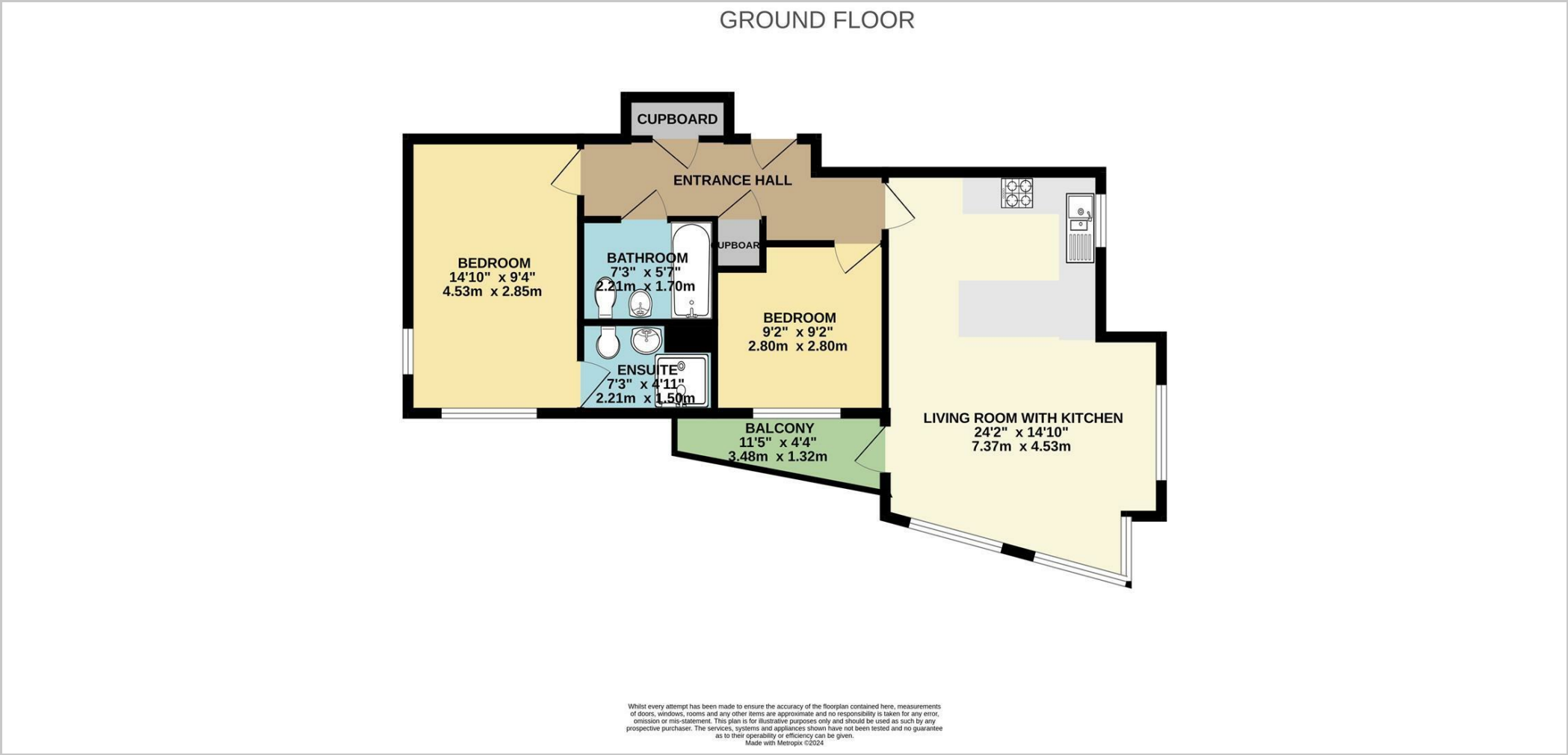
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

### 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.







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.