



SAMUEL WOOD

I Kiln Court, Fishmore Road, Ludlow, Shropshire, SY8 2PJ

Offers Based On £146,500



I Kiln Court is a charming two-bedroom apartment conveniently located within easy reach of Ludlow town centre. This modern living space features an open-plan kitchen and living room, perfect for both relaxation and entertaining. The apartment includes two well-appointed bedrooms and a stylish bathroom. Residents can enjoy access to well maintained communal gardens, providing outdoor space. Additionally, the property boasts a designated parking space equipped with an electric charging point, making it ideal for eco-conscious living. This apartment combines comfort and convenience in a desirable location. EPC B.

- 2 Double Bedroom Ground Floor Apartment
- Car Parking Space with Electric Charging Point
- Modern Property
- Convenient Location

Reception Hall

Having wall mounted radiator, storage cupboard and window to frontage.

Kitchen / Living Room 21'5" x 15'5" (6.53m x 4.70m)

Having a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splash backs. Integrated 4 ring gas hob, oven below and extractor above, integrated washing machine and planned space for fridge freezer.

Bedroom 1 11'5" x 10'5" (3.50m x 3.18m)

Having wall mounted radiator and window to frontage.

Bedroom 2 12'8" x 8'6" (3.87m x 2.60m)

Having wall mounted radiator and window to frontage.

Bathroom 7'0" x 5'8" (2.15m x 1.73m)

Having WC, pedestal wash hand basin and bath in suite of white, shower fitted over the bath with shower screen.

Outside

Communal garden and a carparking space with electric charging point.

Agents Note

The property has a 199 year lease which commenced 24th of August 2022

Service Charge: £1,113.62 for 2024/2025

Local Authority

Shropshire Council

Tax band: B

Services

Mains electricity, water, drainage & gas

Broadband Speeds: Basic: 15 Mbps Superfast: 50 Mbps Ultrafast: 1800 Mbps

Flood Risk: Very Low

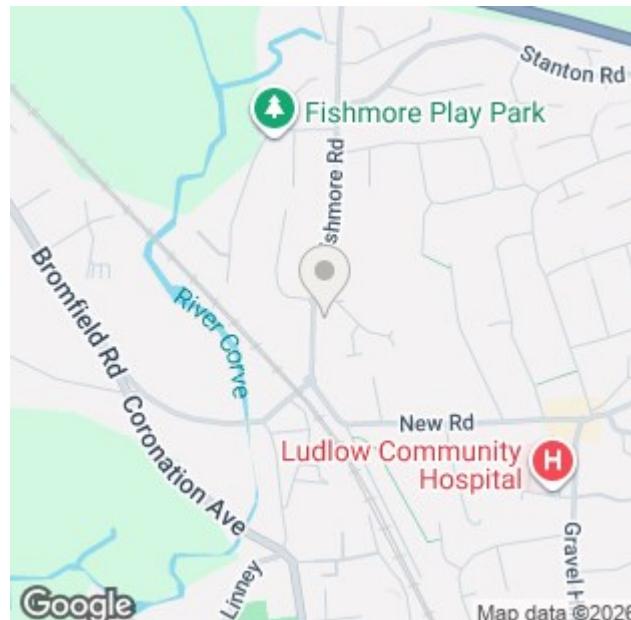
To View This Property

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

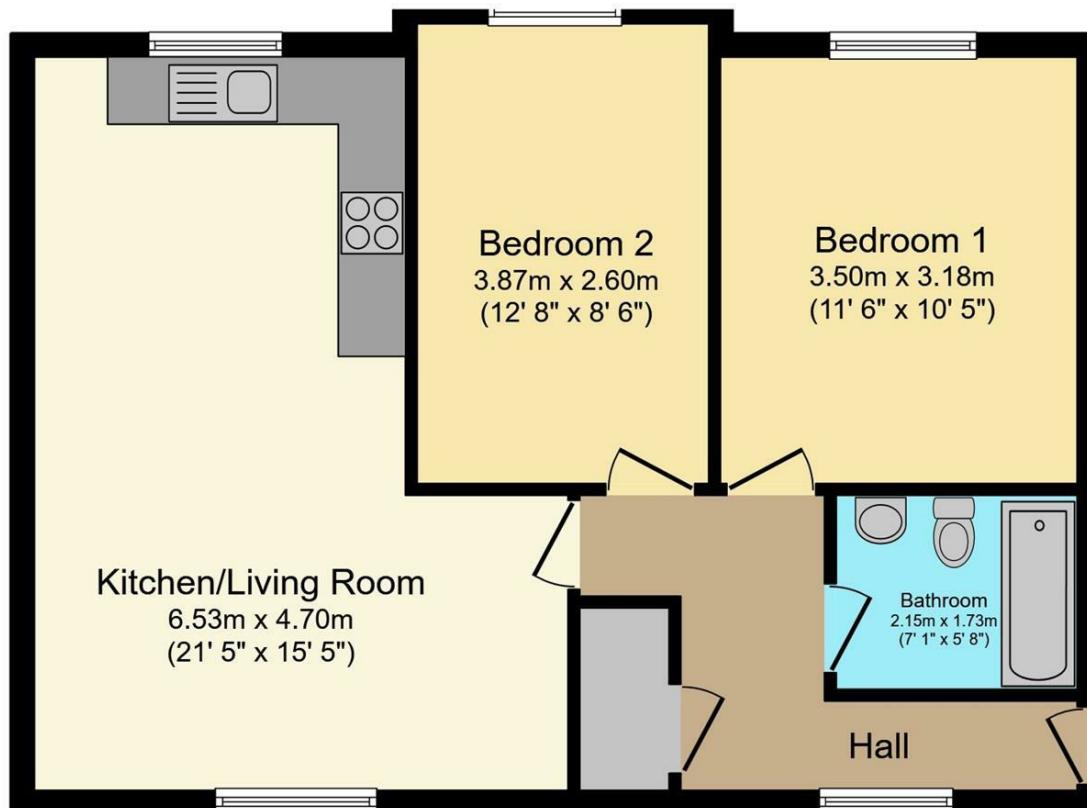
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

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

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © 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