



SAMUEL WOOD

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

Offers Based On £146,500





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1 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

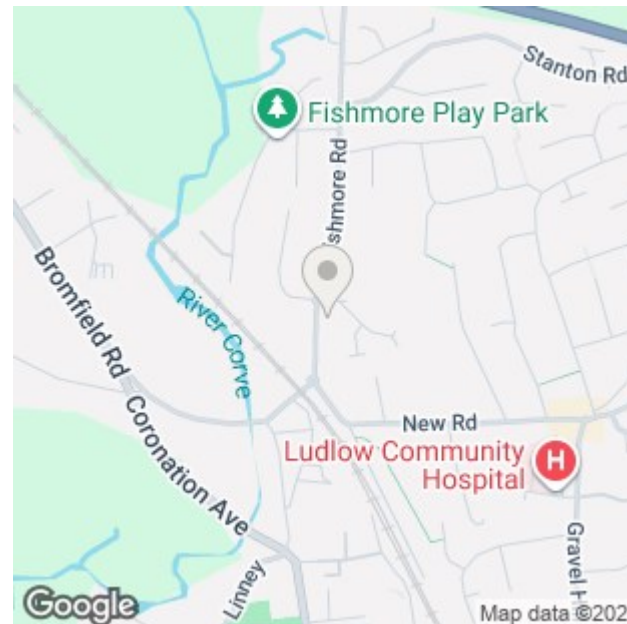
### To View This Property

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

Or you can email us at [ludlow@samuelwood.co.uk](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

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Floor Plans



Floor Plan

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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