



SAMUEL WOOD

1 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

Pets, Not to keep any animal or bird on the Property without the prior written consent of the Landlord, which consent may be revoked at any time.

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

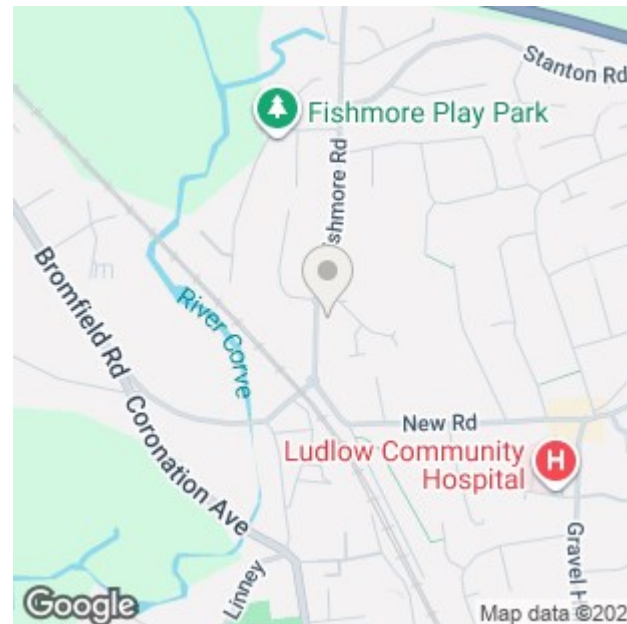
To View This Property

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

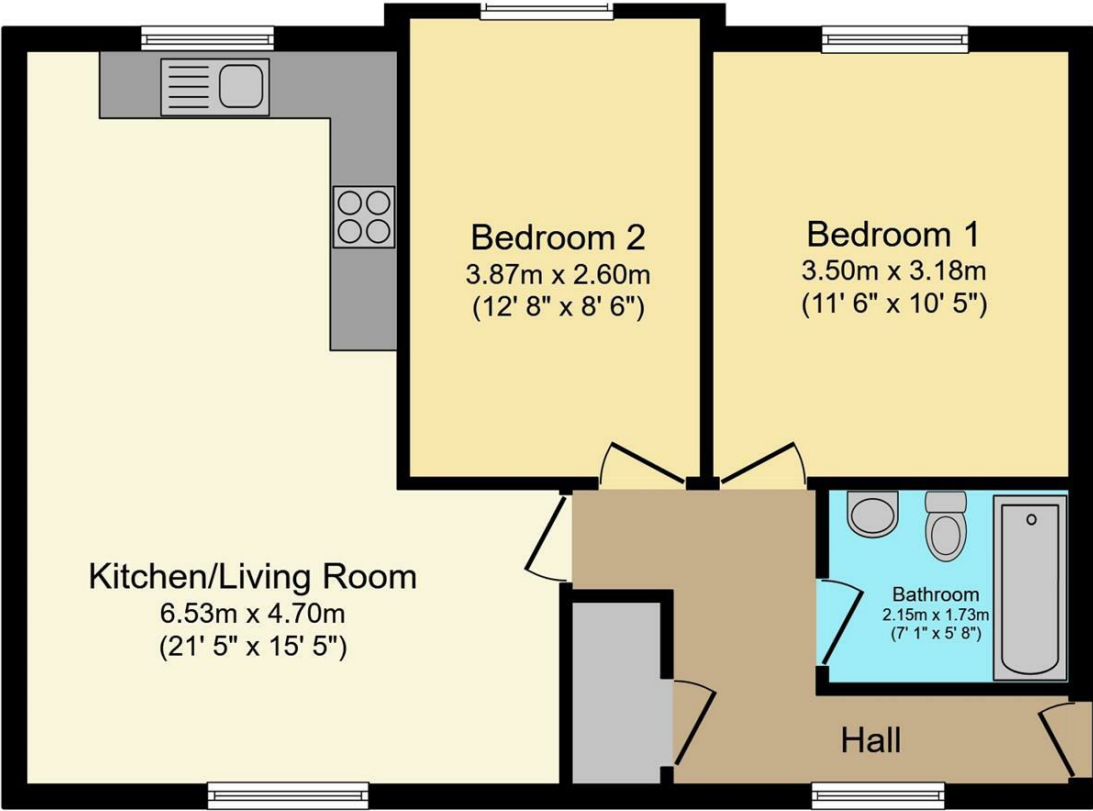
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

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

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Floor Plans



Floor Plan

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CONTEMPORARY AGENCY • TRADITIONAL VALUES
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