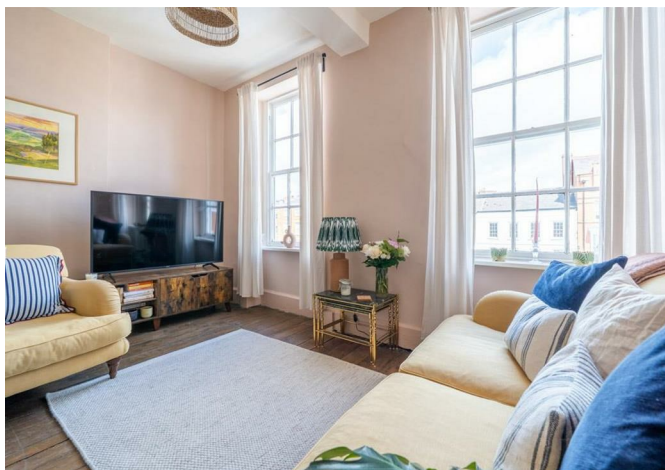




SAMUEL WOOD

Flat B, 3 Castle Street, Ludlow, SY8 1AS
Offers In The Region Of £145,000



Nestled in the heart of Ludlow's historic market town, this charming second floor one-bedroom flat offers a perfect blend of modern convenience and traditional character. The accommodation comprises a welcoming reception hall that leads into a spacious kitchen living room, ideal for both relaxation and entertaining. The flat features a well-appointed shower room and a cozy bedroom, providing a comfortable retreat. With electric heating, this property ensures a warm and inviting atmosphere year-round. Decorated in keeping of the Georgian building, using historical and breathable Edward Bulmer Natural Paint on all the internal walls and ceilings. The property represents an excellent opportunity for first-time buyers looking to get on the ladder, investors or those seeking a delightful second home in a convenient location, surrounded by the rich culture and vibrant community of Ludlow. Epc rating C

- 1 Bedroom Flat
- Town Centre Location
- Character Property
- Well Appointed Accommodation

Front door opens into

Good sized Reception Hallway

Kitchen / Living Room

The kitchen has a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splash backs. There is a 1½ bowl sink and drainer unit, planned space for fridge, washing machine and cooker with extractor positioned above. The living area has wall mounted electric heater and 2 windows to frontage overlooking the market square with a lovely view of St Lawrence's Church

Shower Room

has wc, wash hand basin to vanity cabinet and large shower unit in a suite of white, extensively tiled walls and electric shower fitted and wall mounted electric fan heater.

Bedroom

which is a fantastic size, currently dressed with a super king size bed. Has wall mounted heater and window to rear elevation

Services:

Mains electricity, mains water (meter in the bathroom, Hot water via Ariston Undersink Water Heater mains drainage, electric heating. Flood risk – no risk. Broadband speeds 17 – 1000 Mbps.
Heating via the energy efficient electric heaters.

Local Authority:

Shropshire Council, council tax band – A

Agents Note:

- 1). The property is Leasehold with a 999 year lease which commenced on 28th of December 1989.
- 2). The service charge is paid each January and for 2025 was £1,791.13
- 3). Holiday lets at this property aren't permitted
- 4). There are plans to redecorate communal areas this year

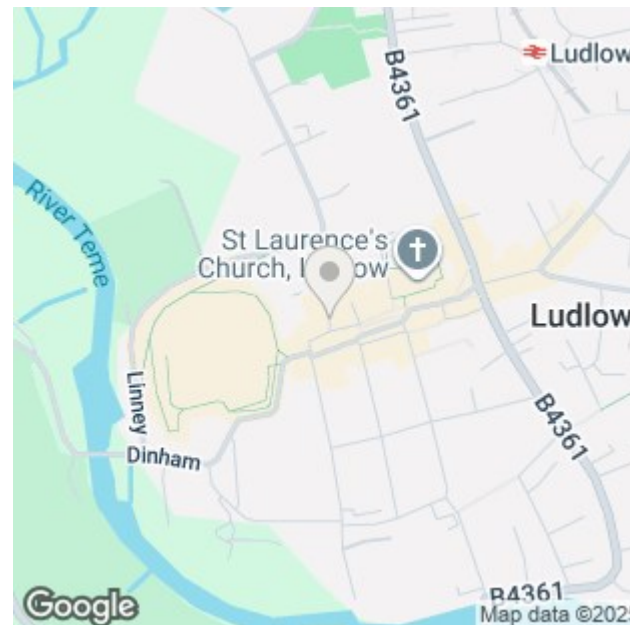
Viewings

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

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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.