



SAMUEL WOOD

26 College Court Ludlow, Shropshire, SY8 1BZ

Asking Price £89,950



This attractive 2 bedroom first floor retirement apartment is located right in the heart of Ludlow's town centre in the popular development of College Court which enjoys delightful gardens and that central location. Accommodation benefitting from electric heating and double glazing briefly includes Reception Hall, Living Room with large walk in cupboard, Kitchen, 2 good sized Double Bedrooms and upgraded Shower Room, Communal facilities include gardens and house manager. EPC Rating D.

- 2 Bedroom retirement apartment
- Central town centre location
- Double glazing and electric heating
- Communal gardens and house manager
- Viewing recommended
- The property is Leasehold
- EPC Rating - D

College Court is a retirement development located right in the heart of Ludlow's town centre a stones throw from Castle Square and Ludlow's excellent town centre facilities. Accommodation which is worthy of internal inspection is fully described as follows.

Access off communal first floor landing

• Front door opens into

### Reception Hallway

With wall mounted night storage heater, airing cupboard housing factory insulated hot water cylinder and shelving.

### Living Room

Has window to Quality square, door into large walk in cupboard with extensive hanging rails and shelving. Dimplex night storage heater, double opening doors into

### Kitchen

Having window to Quality Square, and is fitted with a range of matching units, heat resistance work surfaces, stainless steel sink unit, electric hob with extractor positioned above and Neff electric oven below. Included in the sale is a washing machine, dishwasher, fridge and small freezer. Wall mounted electric blow air heater.

### Bedroom 1

Has window to frontage

### Bedroom 2

Has window overlooking the courtyard and wall mounted night storage heater

### Upgraded Shower Room

Having small window to side, modern suite in white of wash hand basin with vanity cupboard, wc and large walk in shower cubicle with grab rails, electric shower, tiled splash backs and wall mounted blow air heater

### Services

Mains electricity, mains water, mains drainage, electric heating where listed, windows are double glazed and telephone to BT telecom regulations. Up to 100 Mbps Broadband. No Flood risk

### Local Authority

Shropshire Council. Council Tax Band - B

### Agents Notes

1. Included in the sale is the stair lift which sits on the communal stairway from the ground floor to the first floor which the current vendor owns and that ownership would be passed on to the new buyer. However that stair lift can be used by 3 other flats which share the communal staircase.

2. The property is Leasehold with a 99 year lease which commenced in 1986. The ground rent is £96.00 per annum and the service charge payable for 2023/2024 is £2,444.53

### To view this property

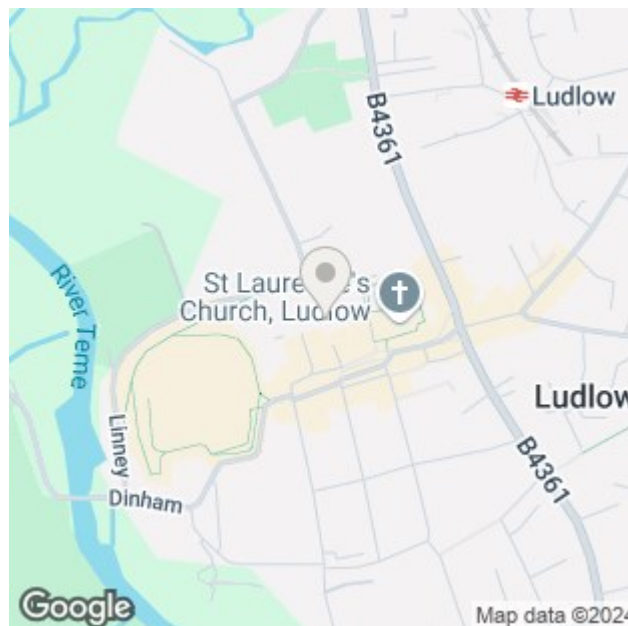
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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)

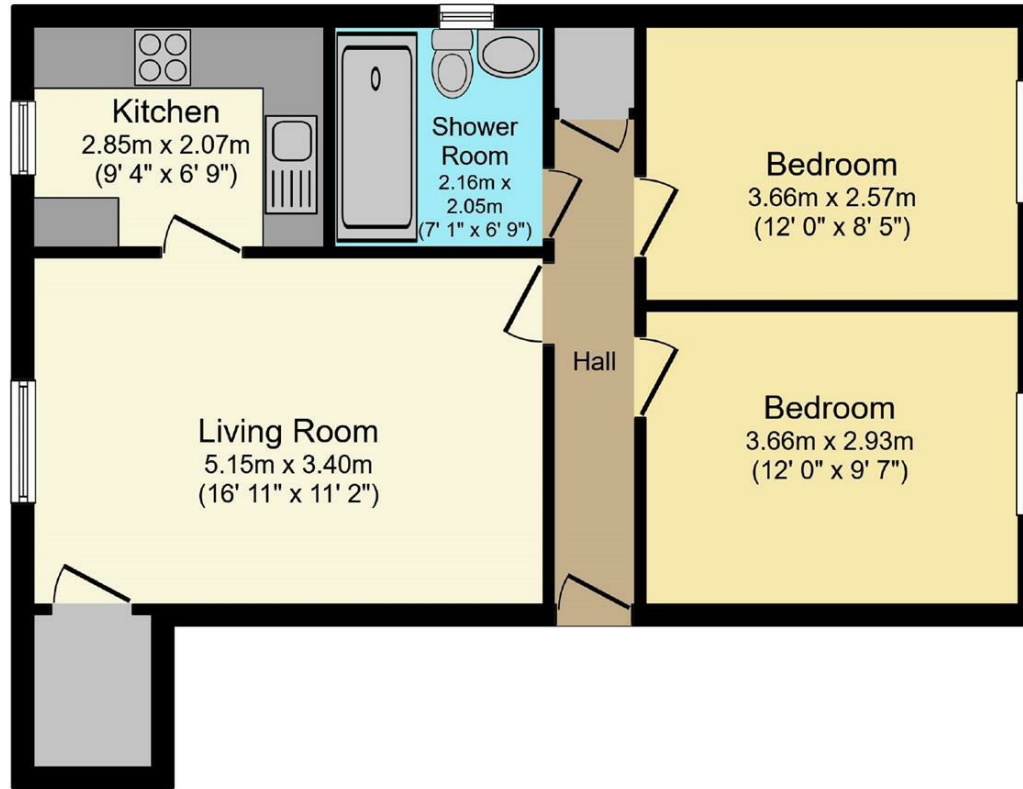
For out of office enquires please phone Andrew Cadwallader on 07974 015764

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## Floor Plans



Floor Plan

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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

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