



20, College Court, Ludlow, SY8 1BZ  
Price £145,000

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# 20 College Court Ludlow

Situated in the vibrant heart of Ludlow, College Court offers a picturesque, tranquil living experience with stunning views of Ludlow Castle and St. Laurence's Church. Residents can enjoy the nearby cafes, markets, and independent shops on their doorstep, with frequent community events such as open-air markets and food festivals. Excellent transport links provide easy access to surrounding areas like Hereford and Shrewsbury, known for their extensive leisure and shopping options.

- 2-Bedroom First Floor Apartment
- Well-Maintained and Beautifully Presented
- Newly Fitted Kitchen, High-End Appliances
- Exquisitely Maintained Communal Gardens
- Lovely Countryside Views
- Secluded Town Center Location
- Exclusively for Residents Aged 55+
- No Onward Chain

## Material Information

**Price** £145,000

**Tenure:** Leasehold

**Local Authority:** Shropshire Council

**Council Tax:** B

**EPC:** D (65)

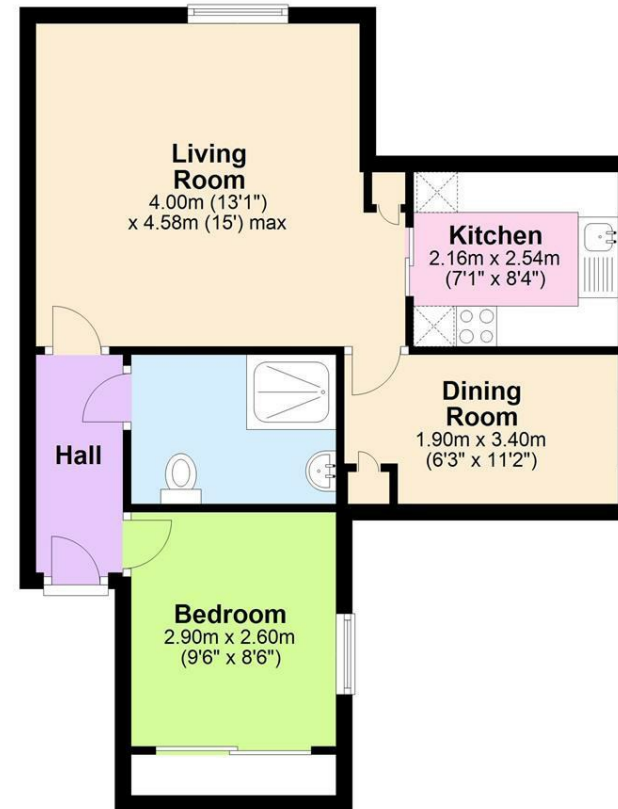
For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.

## Ground Floor

Approx. 47.6 sq. metres (512.7 sq. feet)



Total area: approx. 47.6 sq. metres (512.7 sq. feet)

For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

Sitting in the peaceful, purpose-built College Court community, this inviting first-floor apartment is designed for individuals over 55 looking to enjoy their retirement. Located just a short walk from Ludlow's historic town center, this property combines comfort, convenience, and a beautiful setting with fantastic views over the Shropshire countryside.

## Property Description

Access to the apartment is via a shared entrance with stairs leading to the first floor (stairlift also available, shared by no 18 and maintained by no 20). Upon entering, you'll find a double bedroom with ample inbuilt storage and large windows allowing plenty of natural light. A second bedroom, ideal for use as a dining room, study or guest space, also enjoys generous light.

The new modern kitchen has been recently installed by the current owner, featuring sleek cream cabinetry with glass-fronted cupboards, bespoke seamless molded worktops inset stainless steel sink unit, and top-of-the-line appliances, including two ovens (one steam and one microwave) and an additional warming drawer. The spacious living room offers a tranquil view over neighboring gardens. The property's bathroom comprises large shower, pedestal wash basin, and W.C., with additional storage.

## Outside

Communal gardens for residents to enjoy surround the apartment complex, along with a communal lounge and on-site property Manager. Residents parking is available to purchase from the local authority to provide central Ludlow parking.

## Location

20 College Court is located in the heart of Ludlow, a historic market town in Shropshire. It is positioned just a short, level walk from Ludlow's town center, making it ideal for easy access to local amenities and attractions.

## Services

We understand the property benefits from mains electricity, mains water and mains drainage. Electric heating, windows are double glazed.

## Broadband Speeds

Estimated Speeds - Basic: 16 Mbps | Superfast: 80 Mbp | Ultrafast: 1000 Mbps

## Local Authority

Shropshire Council

Council Tax Band: B

## Tenure

We understand the property is leasehold.

## Identification Check

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £12 + VAT per purchaser, in order for us to carry out our due diligence.

## Agents Note

Annual Ground Rent: £96, Service Charge: £181.09 per month (2023). Managed by First Port, this covers management services, communal maintenance, building insurance, and the emergency call system.

## Viewing Arrangements

Viewings arranged by appointment, please contact Cobb Amos Ludlow on Tel: 01584 874 450 Email: ludlow@cobbamos.com

## DIRECTIONS

From the Cobb Amos branch, 5 High Street, continue to Castle Square, then turn right into Quality Square. Take the lane to the left of The Bake House, follow the walkway, the entrance to College Court, will be on your right.



