



COBB
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LAND & NEW HOMES

4, College Court, Ludlow, SY8 1BZ
Offers In The Region Of £115,000

4 College Court Ludlow

Situated in the heart of Ludlow's historic town centre, 4 College Court is a delightful two-bedroom first-floor retirement apartment designed exclusively for residents aged 55 and over. This property offers comfortable living spaces, scenic views, and convenient access to local amenities.

- First Floor Retirement Apartment
- Two Bedrooms, Bathroom
- Open Plan Living / Dining Room
- Secluded Town Centre Location
- Beautifully Maintained Communal Gardens
- Communal Facilities
- Exclusively for Residents Aged 55+
- No Onward Chain

Material Information

Offers In The Region Of £115,000

Tenure: Leasehold

Local Authority: Shropshire Council

Council Tax: B

EPC: (null)

For more material information visit www.cobbamos.com

Awaiting Energy
Performance
Certificate

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

Ground Floor

Approx. 64.5 sq. metres (694.0 sq. feet)



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

College Court enjoys a prime location in the heart of Ludlow’s historic market town, offering convenient access to a diverse range of amenities, including shops, cafes, restaurants, and healthcare services. Ludlow train station is just a short distance away, providing excellent transport links to Shrewsbury, Hereford, and beyond. Renowned for its cultural events, food festivals, and scenic landscapes, Ludlow provides an ideal setting for a relaxed yet vibrant retirement.

Property Description

The shared ground floor entrance provides access to a single flight of stairs leading to the first floor, where the apartment’s private entrance is located. A stair lift is also available for convenience. Upon entering, the central hallway connects to all rooms, including a spacious open-plan living/dining room, which adjoins a good size kitchen with traditional fitted units and planned space for appliances.

The accommodation comprises a generous main double bedroom, a second smaller double bedroom, and a well-appointed bathroom featuring a white suite comprising a bath, pedestal wash basin, and W.C. Additionally, the hallway includes a fitted storage cupboard and an airing cupboard for added practicality.

Gardens & Outdoor Spaces

The apartment complex is surrounded by well-maintained communal gardens, providing a peaceful outdoor space for residents to enjoy. An on-site Property Manager is available for support and assistance. Residents’ parking can be arranged through the local authority, offering convenient access for those with vehicles.

Location

College Court is ideally situated in the heart of Ludlow’s vibrant town centre, offering picturesque views of the historic castle. This charming market town is well known for its strong support of independent traders, boutique shops, and cafés, as well as its regular open-air markets, renowned food festivals, and community events.

Ludlow benefits from excellent transport links, with convenient road connections to larger towns and regular bus and train services. Hereford, located approximately 24 miles away, provides a wider selection of national retailers, entertainment venues, and leisure facilities.

Services

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

Broadband Speeds

Estimated Speeds - Basic: 17 Mbps | Superfast: 80 Mbp | Ultrafast: 1800 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 £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

Agents Note

We understand annual Ground Rent is £96, Service Charge: £189.09 per month. 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.



