



COBB  
AMOS

SALES | LETTINGS | AUCTIONS  
LAND & NEW HOMES

Apartment 3, Drapers House, Ludlow, SY8 1FE  
Offers In The Region Of £125,000





## Apartment 3, Drapers House Ludlow

Apartment 3 is a charming one-bedroom leasehold apartment situated within the Grade II listed Drapers House, tucked away in the heart of Ludlow's historic town centre. This well-proportioned apartment offers open-plan living space, combining period character with modern convenience.

Its central location provides easy access to Ludlow's renowned amenities, including independent shops, cafes, restaurants, and the picturesque Ludlow Castle.

### FEATURES

- One-Bedroom Leasehold Apartment
- Located in the Heart of Ludlow's Historic Town Centre
- Well Presented Throughout
- Spacious Open-Plan Living Area
- Well-Appointed Kitchen
- Double Bedroom
- Stylish Bathroom
- Far-Reaching Views Over Ludlow



### Material Information

**Offers In The Region Of** £125,000

**Tenure:** Leasehold

**Local Authority:** Shropshire Council

**Council Tax:** A

**EPC:** G (14)

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		
55-68	D		58 D
39-54	E		
21-38	F		
1-20	G	14 G	



## Introduction

Located within the historic town centre of Ludlow, this characterful apartment combines period elegance with contemporary comfort. Positioned on the second floor of a beautifully restored building, it presents a rare opportunity to live in a truly town-centre location while enjoying a quiet, thoughtfully designed home. With carefully selected fixtures and a flexible layout, the accommodation is ready for immediate enjoyment yet offers scope for personal touches.

## Property Description

Step through the front door (with intercom) and take the stairs to the top floor.

### Living Room

As you enter the property, a useful cupboard provides storage, the living room is a spacious and inviting area, featuring windows that overlook the market square. These windows offer charming views towards the castle, allowing natural light to fill the room and highlighting the apartment's historic character.

Tucked into a quiet corner of the living space, a flexible nook invites the creation of a productive study or home-office area.

### Kitchen:

The kitchen is equipped with a range of cream-fronted units, including base and wall cupboards, heat-resistant work surfaces, tiled splashbacks, a stainless steel circular sink unit, a four-ring electric hob with oven below and integrated appliances including a washing machine and a fridge with a small freezer compartment.

### Bedroom:

The bedroom is a double bedroom with exposed timber beams and Velux windows bringing in an abundance of natural light. It includes a wall-mounted electric panel heater and a range of fitted wardrobes, providing both comfort and practical storage solutions.

### Bathroom:

The bathroom features extensively tiled walls with exposed timbers, a suite in white comprising WC, pedestal wash hand basin, and bath with shower over, along with ceiling downlights. This modern and functional space offers convenience and style.

## Location

Apartment 3 is situated in Quality Square, a tranquil and historic cobbled courtyard in the heart of Ludlow's town centre. This sought-after location offers immediate access to Ludlow's renowned independent shops, cafes, and restaurants, as well as cultural landmarks such as Ludlow Castle and the Parish Church of St Laurence. The town is celebrated for its rich architectural heritage, vibrant food scene, and a calendar of events and festivals throughout the year.

For those commuting, Ludlow railway station is approximately 0.6 miles away, providing direct services to Shrewsbury and Hereford. Additionally, Ludlow Community Hospital is within easy reach, ensuring convenient access to healthcare services.

## Broadband Speeds

Estimated Broadband Speeds: - Basic 17 Mbps | Superfast 80 Mbps | Ultrafast 1800 Mbps

## Services

We understand the apartment benefits from individual connections for mains electricity, water and drainage. Heating is electric, Velux windows are double glazed, lounge / kitchen windows are single glazed.

## Local Authority

Shropshire County Council

Band: A

Annual Price: £1,546

## Tenure

Leasehold

Lease Term: 125 years from 1 January 2009

Annual Ground Rent: £125.00

Annual Service Charge (2025): £2650.00



COBB  
AMOS



COBB  
AMOS







### 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.

### Viewing Arrangements

Viewings arranged by appointment, please contact Cobb Amos Ludlow on Tel: 01584 874 450

Email: [ludlow@cobbamos.com](mailto:ludlow@cobbamos.com)



### DIRECTIONS

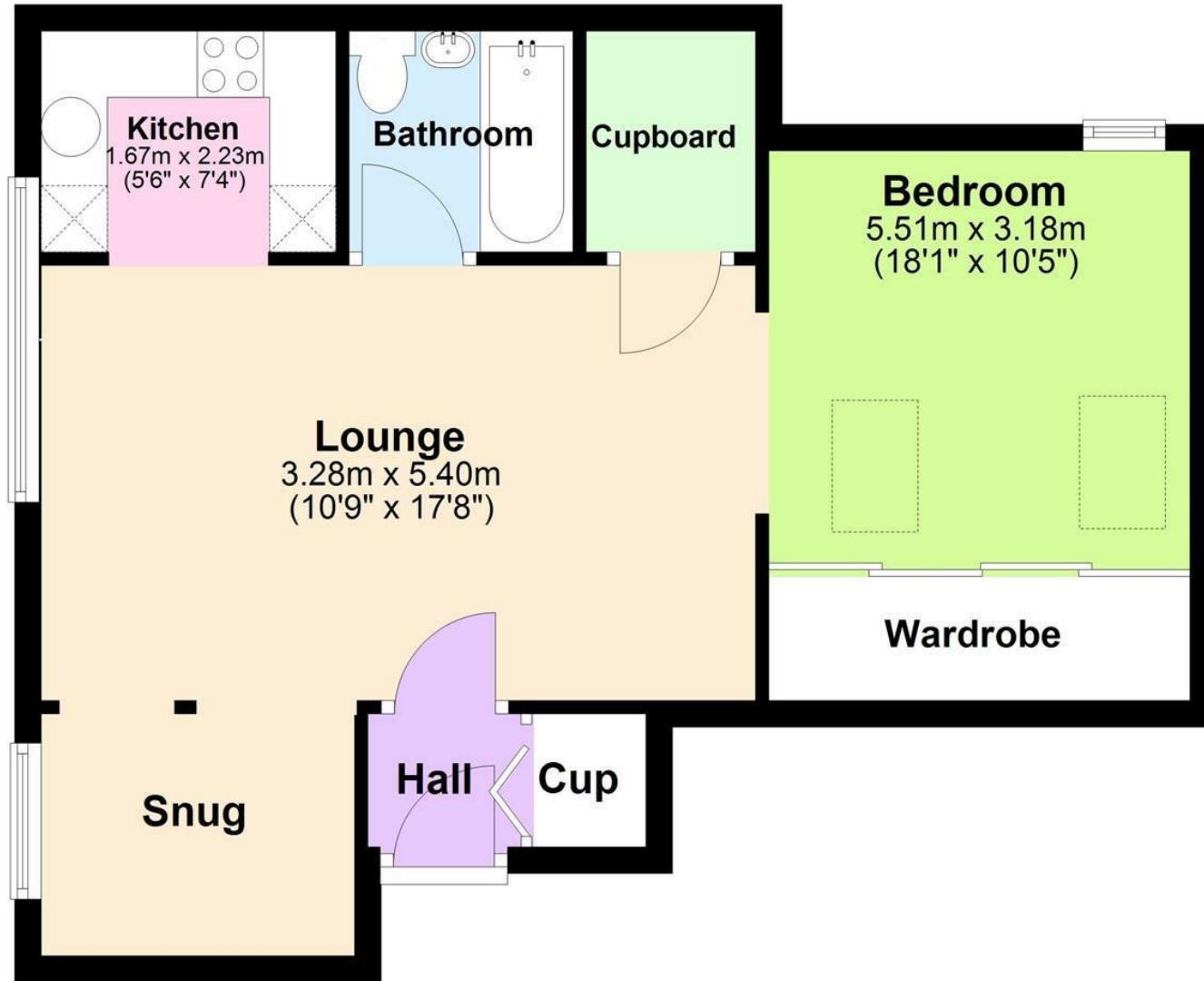
From the Cobb Amos branch, 5 High Street, continue to Castle Square, then turn right into Quality Square. The entrance to the property will be immediately on your left.











Total area: approx. 53.5 sq. metres (575.5 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.*



# COBB AMOS

SALES | LETTINGS | AUCTIONS  
LAND & NEW HOMES

## Hereford

Telephone: 01432 266007  
hereford@cobbamos.com  
14 King Street, Hereford, HR4 9BW

## Ludlow

Telephone: 01584 874450  
ludlow@cobbamos.com  
5 High Street, Ludlow, SY8 1BS

## Lettings

Telephone: 01432 266007  
lettings@cobbamos.com  
14 King Street, Hereford, HR4 9BW

## Leominster

Telephone: 01568 610310  
leominster@cobbamos.com  
5 Broad Street, Leominster, HR6 8BS

## Knighton

Telephone: 01547 529907  
knighton@cobbamos.com  
22 Broad Street, Knighton, LD7 1BL

## Land & New Homes

Telephone: 01584 700648  
landandnewhomes@cobbamos.com  
5 High Street, Ludlow, SY8 1BS

## Head Office

Telephone: 01568 605300  
hello@cobbamos.com    accounts@cobbamos.com  
First Floor Executive Suite, 5 High Street, Ludlow, SY8 1BS



[www.cobbamos.com](http://www.cobbamos.com)