



SAMUEL WOOD

Flat 2, Avalon St. Julians Avenue, Ludlow, SY8 1ET

£750 Per Month







# Flat 2, Avalon St. Julians Avenue

Ludlow, SY8 1ET



MANAGED BY SAMUEL WOOD. Larger than average 2 bedroom flat with off road parking located a short walk to the Ludlow town centre. The property has been redecorated.

Accommodation that has the benefit of gas fired heating briefly includes: reception hall, living room, kitchen, 2 good sized bedrooms and a house Bathroom, whilst there is also a large cupboard space and designated parking.







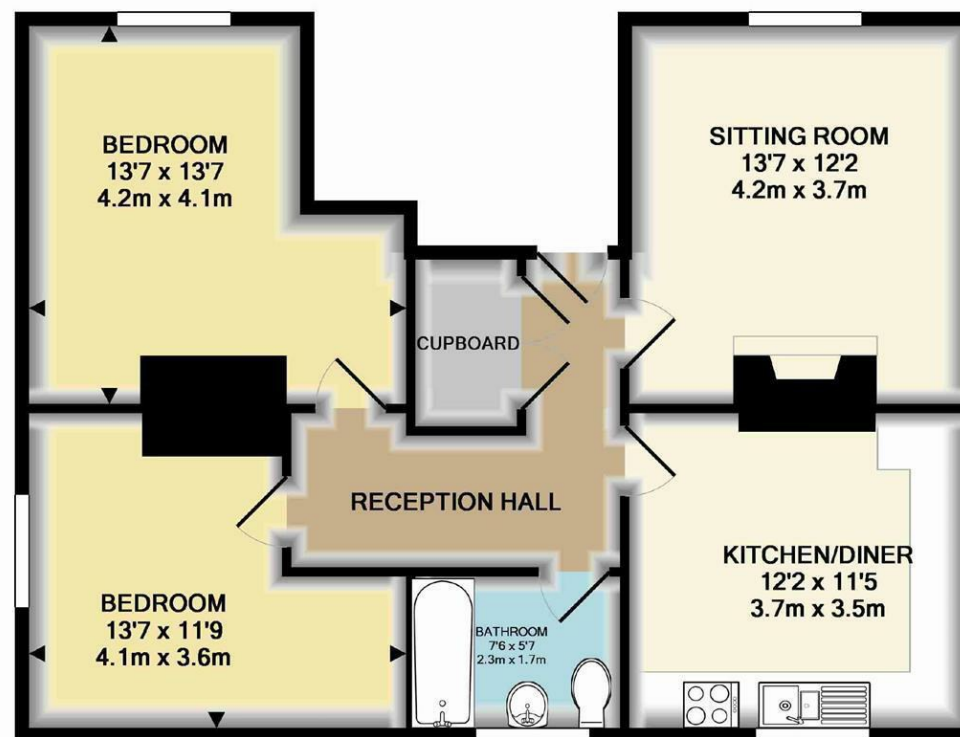


## Directions

Available on a min 12 months tenancy  
Unfurnished.  
No smoking/vaping.  
No Pets.  
EPC - D  
Council Tax Band – A  
Utilities (mains gas, mains electric, mains water, mains drainage)  
Parking situation – garage, off road parking for 1 vehicles







TOTAL APPROX. FLOOR AREA 725 SQ.FT. (67.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | shrewsbury@samuelwood.co.uk