



SAMUEL WOOD

13 College Court, Ludlow, Shropshire, SY8 1BZ

Offers Based On £139,995



This most attractive 2 bedroom ground floor retirement apartment sits right in the heart of Ludlow's town centre. Much improved accommodation benefits from upgraded electric heating, double glazing and modern kitchen and shower room whilst there are communal gardens and a part time house manager along with a 24 hour careline facility. Accommodation briefly includes: Entrance Porch, Living Room, modernised Kitchen, Inner Hallway with storage, 2 good sized Bedrooms and upgraded Shower Room.

- Good sized 2 bedroom ground floor apartment
- Delightful retirement development
- Town centre location
- Much improved interiors
- Well presented throughout
- No onward chain

Front door opens into

Entrance Porch

with door into

Lounge / Dining Room

with window to frontage, wall mounted electric heater and the 24 hour Careline controls are also housed here. Double doors into

Modern Kitchen

with window to rear overlooking the garden. Nicely fitted with a modern range of matching units, heat resistant work surfaces and tiled splash backs, stainless steel sink unit, electric oven, 2-ring electric hob, planned space and plumbing for washing machine, room for a dryer and a fridge freezer

Hallway

with door into useful storage cupboard and airing cupboard with hanging rail and hot water heater

Bedroom 1

with window overlooking the garden and electric Dimplex heater

Bedroom 2

with wall mounted electric Dimplex heater, window overlooking the garden and useful shelved alcove

Shower Room

with a modern suite in white incorporating a wc, pedestal wash hand basin, large walk-in shower area with shower fitted, tiled splash backs, window to rear, electric towel rail and electric blow-air heater

Outside

The property enjoys communal gardens and is right in the heart of Ludlow's town centre.

Services

Mains electricity, mains water, mains drainage. Electric heating where listed, windows are double glazed. Broadband speeds between Basic of 17 Mbps up to 1000 Mbps. Flood risk – no risk

Local Authority

Shropshire Council

Tax Band - B

Agents Notes

1. The property is leasehold with a 99 year lease which commenced in 1986
2. The ground rent is £96.00 per annum with a service charge payable for 2025/26 is £2571.50 per annum

Viewings

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

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

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

Referrals

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Floor Plans



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

Tel: 01584 875207 | ludlow@samuelwood.co.uk