



SAMUEL WOOD

5 Clifton Court, Old Street, Ludlow, Shropshire, SY8 1TZ  
Offers In The Region Of £105,000



# 5 Clifton Court

Old Street, Ludlow, Shropshire, SY8 1TZ



- Ground Floor Apartment
- Access to Communal Gardens
- Popular Development
- 2 Bedrooms
- Updates Kitchen & Bathroom
- No Onward Chain

We are delighted to present a rare and exciting opportunity to acquire a charming ground floor flat in the popular retirement development of Clifton Court, situated in the heart of Ludlow. This property is ideally located, offering easy access to a variety of local amenities, making it perfect for those who are looking a downsize and the convenience of town living.

Upon entering the flat, you are welcomed by a spacious Reception Hall, which features two handy storage cupboards, providing ample space for your belongings. The updated Kitchen is both functional and inviting. The Living Room is a highlight of the property, boasting double doors that open directly onto the communal garden, allowing for a seamless blend of indoor and outdoor living. This feature is perfect for enjoying the fresh air and rare for a retirement apartment.

The flat comprises two well-proportioned bedrooms, offering comfortable accommodation for individuals or small families. Additionally, the well-appointed shower room adds to the convenience and modernity of the property.







## Directions

Agents Notes: 1). The property is leasehold with a 150 year lease which commenced in November 2014

2). The service charge is £235 per month for the 2024/2025 year The ground rent is £10 per month

3). Parking is limited and the scheme runs a waiting list

4). Pets are not permitted.

Services: We understand that the property has Electric heating, Mains electric, Mains water, Mains drainage.

Broadband Speed: Basic 18 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Leasehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: 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.

Viewings: Strictly by appointment only, please contact the Ludlow office on 01584 875207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.







Floor Plan

Floor area 51.5 sq.m. (554 sq.ft.)

Total floor area: 51.5 sq.m. (554 sq.ft.)

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](http://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

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