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**Andrew  
Grant**



18 College Court





# 18 College Court

Ludlow, SY8 1BZ

A first floor retirement apartment combining a spacious living room, separate kitchen and communal courtyard gardens in the heart of historic Ludlow.

**2 Bedrooms | 1 Bathroom | 1 Reception | Stairlift access**

Within a courtyard development in Ludlow's conservation area, this two bedroom apartment offers retirement living for residents aged 55 and over. The spacious living room connects to a separate kitchen through sliding doors, allowing the two rooms to open together while retaining their individual character. Both bedrooms are approached from the hall and a separate shower room completes the accommodation, hall cupboards also provide additional storage. Communal gardens bring lawns, established shrubs and flowers to the setting.

**709 sq ft (65.9 sq m)**

Leasehold

# The accommodation

The kitchen combines an L-shaped arrangement of cupboards, work surfaces and an electric oven with hob. Tiled splashbacks, a stainless steel sink and room for appliances complete the space. Sliding doors connecting to the living room give the kitchen a spacious feel.

A broad window and ceiling coving lend the living room a pleasant, balanced character. Its generous floor space accommodates both seating and dining.

The primary bedroom has ample space for a double bed and accompanying furniture, with a window bringing in plenty of natural light and views into the inner courtyard.

The second bedroom is another well proportioned room, with space for a double bed and freestanding furnishings. This bedroom is ideal for visiting guests or use as a hobby room or study.

The shower room is fitted with a curved glazed enclosure and electric shower, complemented by a pedestal basin, WC and bidet. Partial wall tiling with a decorative border and a chrome towel rail complete the fittings.









# The communal gardens

The communal gardens form a courtyard framed by brick elevations and stone window surrounds. A central lawn is edged with rounded stones, while established shrubs and flowering borders soften the buildings and give the shared setting colour and character.

Paved paths run along both sides of the lawn, linking the entrances around the courtyard. Further paved areas and established greenery create a varied garden setting, with the surrounding buildings giving the communal space a sheltered feel.



# Location

College Court occupies a central setting in Ludlow's historic conservation area, with St Laurence's Church and Ludlow Castle contributing to the distinctive local character.

Independent shops, cafés and restaurants provide a varied choice throughout the town centre. Ludlow Market in Castle Square offers regular trading days alongside specialist markets featuring local produce, antiques and crafts.

Educational provision in the wider town includes St Laurence's Church of England Primary School and Ludlow Church of England School, which provides secondary education for ages 11 to 16.

The A49 links Ludlow with Hereford and Shrewsbury. Ludlow railway station serves the Welsh Marches route, with connections extending to Cardiff and Manchester.

The River Teme, Whitcliffe Common and Mortimer Forest offer riverside and woodland walks. The surrounding Shropshire countryside complements Ludlow's historic attractions, established food culture and lively market setting.



# Services

The property benefits from mains electricity, water and drainage.

## Broadband Speed

Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

## Mobile Coverage

Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

## Flood Risk

According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river flooding and surface water flooding.

## EPC

The EPC rating for this property is: D.

## Council Tax

The Council Tax for this property is Band B.

## Leasehold Information

The property is leasehold with approximately 59 years remaining as of October 2026. The annual service charge is £2,724 (£227 per month), with an additional ground rent of £96 per annum.

The development is managed by FirstPort Retirement Property Services.

Occupation is restricted to residents aged 55 and over.



# College Court, Ludlow, SY8

Approximate Area = 709 sq ft / 65.9 sq m

For identification only - Not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    | 77 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2026. Produced for Andrew Grant. REF: 1530208



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