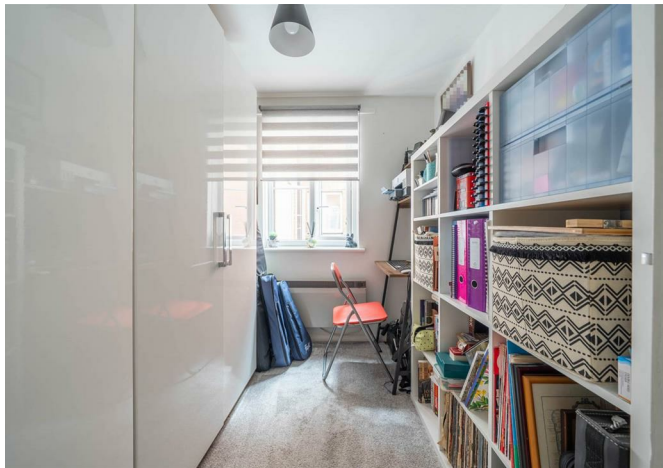




SAMUEL WOOD

9 Clifton Court Old Street, Ludlow, Shropshire, SY8 1TZ

Offers In The Region Of £99,950



Occupying a convenient position within the popular retirement development of Clifton Court, this well-appointed two-bedroom retirement apartment offers comfortable, secure and independent living just moments from the many amenities that make Ludlow one of Shropshire's most desirable market towns.

Residents enjoy easy access to Ludlow's charming selection of independent shops, cafés, restaurants, supermarkets, churches, healthcare facilities and leisure amenities, all within comfortable walking distance. The flat itself is located on the first floor and has updated kitchen & shower room and good storage space.

- 2 Bedroom Retirement Flat
- Upgraded Shower Room
- First Floor
- Town Centre Location
- Lift To All Floors

The layout is thoughtfully arranged and comprises a welcoming reception hall with a generous built-in storage cupboard. The living room is filled with natural light courtesy of an attractive bay window overlooking Old Street, creating a pleasant space in which to relax or entertain. A well-appointed kitchen offers an excellent range of fitted units and work surfaces.

There are two versatile bedrooms, with the second offering flexibility as a formal dining room, hobby room or home study if preferred. Completing the accommodation is a refurbished shower room, together with a further large storage cupboard providing excellent practical space.

Services:

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

Broadband Speed: 18 - 1800 Mbps

Flood Risk: Very low

Tenure: We understand the tenure is leasehold. The lease is 150 years which commenced in June 2014

Agents Notes:

1). The service charge is £235 per month for the 2025/2026 year, the ground rent is £120 per year.

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

3). Pets are not permitted.

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

Council Tax Band: B

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler; a link will be sent to you to carry out these proof of identity checks.

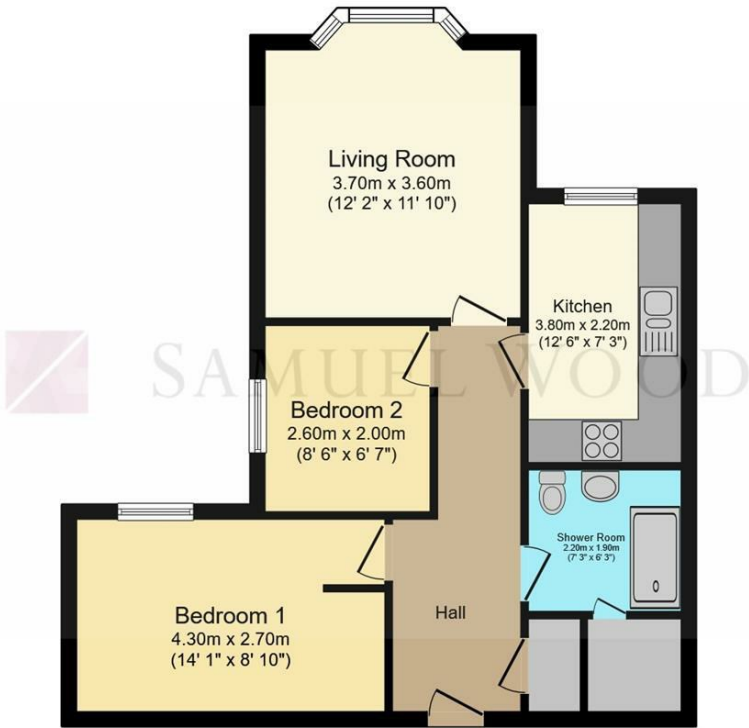
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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 office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



Floor Plans



Ground Floor

Total floor area: 56.5 sq.m. (608 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

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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www.samuelwood.co.uk