

SAMUEL WOOD

6 College Court, Ludlow, Shropshire, SY8 1BZ

Offers Based On £100,000









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This two bedroomed retirement apartment enjoys stunning views across Ludlow, towards the Shropshire Hills and is situated right in the heart of this historic town. Benefiting from double glazing and electric heating, the accommodation includes a reception hall, living room, kitchen, two bedrooms and shower room. The development also benefits from communal gardens and a part-time house manager.

- Stunning location within a retirement development
- Far reaching views across Ludlow towards the Shropshire Hills
- Communal gardens and part time house manager
- Electric heating and double glazing
- Viewing highly recommended

Accommodation

The property is approached from a communal first floor landing, with a private entrance door opening into the apartment's reception hall.
The living room enjoys two windows taking full advantage of the stunning, far-reaching views across Ludlow towards the Shropshire Hills, providing a wonderful outlook.
Off the reception hall is the kitchen, whilst the accommodation also includes two bedrooms and a modern shower room.

Services

Mains electricity, water and drainage are connected to the property.
Heating is electric and windows are double glazed.

Broadband Speed: Between 17 and 1,800 Mbps

Flood Risk: Very low

Local Authority: Shropshire Council - 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

Tenure

Leasehold, with a 99-year lease commencing in 1986

Ground Rent £96 per Annum

Service charge for 2026: £2,724.47 per Annum

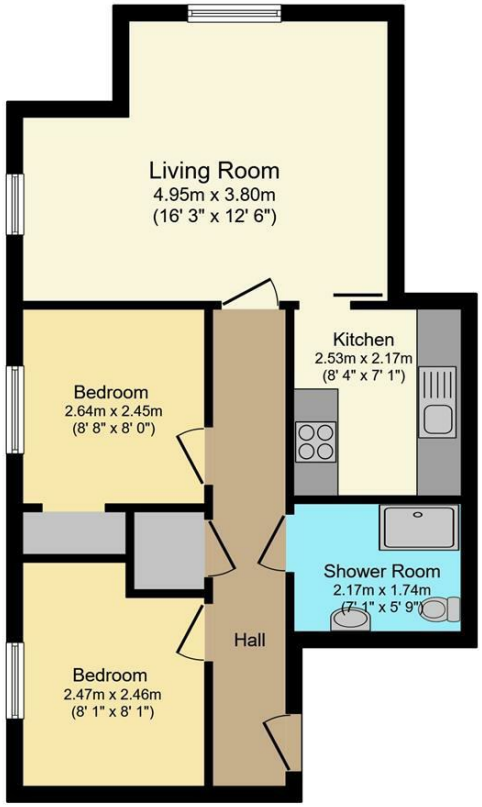








Floor Plans



Floor Plan

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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.