



SAMUEL WOOD

Flat 1A, 134 Corve Street, Ludlow, Shropshire, SY8 2PG

Offers Based On £135,000



This spacious two bedroom Grade II listed apartment is located on Corve Street just off Ludlow's historic town centre. Accommodation having a large entrance hall, living room with kitchen, two bedrooms and a bathroom benefits from gas central heating and extends to approximately 550 Square feet. A great home or potential for holiday let

- Two bedroom first floor apartment
- Town Centre location
- Gas fired heating
- Square footage extending to 550 Sq ft
- Viewing highly recommend recommended

Accommodation:

Accessed off a first floor floor communal landing, front door opens into a spacious entrance hallway. There is an open plan living room with kitchen having breakfast bar, fitted cooker space and plumbing for washing machine. The gas fired boiler is also housed in here and there are two sash windows to Corve Street.

Both the bedrooms have windows to Corve Street and there is a bathroom with a modern suite in white incorporating a WC, wash hand basin and panelled bath with shower over.

Location:

Corve Street is right in the town centre with a range of excellent facilities close at hand, Ludlow's historic town Centre and Castle Square are a short walk away.

Tenure:

We understand the tenure is leasehold with a 99 year lease which commenced on 1st January 2012. Annual service charge including ground rent for 2026 is £759.54. No pets are allowed at the property. Holiday lets are permitted.

Services:

We understand that the property has mains electric, water, drainage and gas. Gas central heating to radiators.

Broadband Speed: 17 - 1800 Mbps

Flood Risk: Very low

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

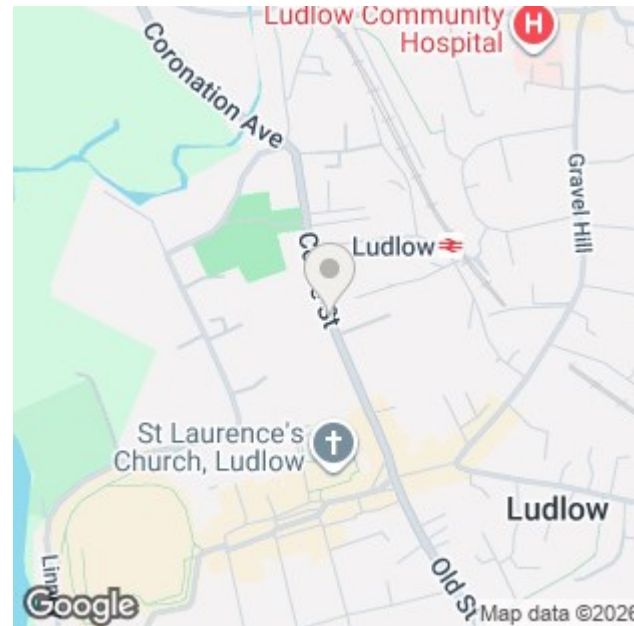
Council Tax Band: A

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.

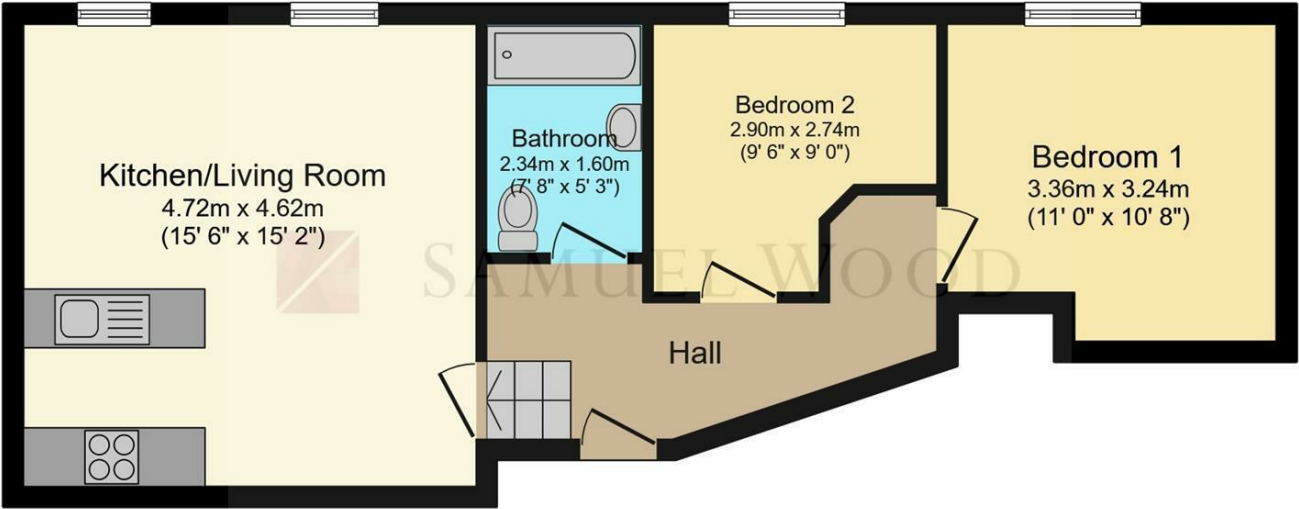
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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



Floor Plan

Total floor area: 51.0 sq.m. (549 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
Tel: 01584 875207 | ludlow@samuelwood.co.uk