SAMUEL WOOD

3 Clifton Court Old Street, Ludlow, SY8 1TZ

Offers In The Region Of £99,950

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Set within the highly regarded Clifton Court development, this well presented ground floor retirement apartment offers comfort, convenience, and a wonderful sense of community, all just a short distance from the historic heart of Ludlow. Widely celebrated as one of Shropshire's most picturesque market towns, renowned for its stunning medieval architecture, vibrant food scene, and welcoming atmosphere. With a range of independent shops, cafés, and cultural attractions, as well as excellent transport links and scenic countryside walks, it provides an ideal setting for relaxed and fulfilling retirement living.

- Ground Floor Retirement Flat
- Town Centre Location
- Access to Communal Garden
- No Onward Chain
- Part Time House Manager
- Range of Communal Facilities

The apartment itself has been recently refreshed, boasting new carpets and tasteful redecoration, creating a bright and inviting interior ready for immediate occupation. The well-proportioned accommodation includes a spacious reception hall with a large storage cupboard & airing cupboard. There is a comfortable living room, where double doors open directly onto the attractive communal gardens perfect for enjoying a morning coffee or some fresh air.

The property further benefits from a fitted kitchen, two generously sized bedrooms offering flexibility for a second bedroom or study, and a shower room designed with ease of use in mind.

The development has an excellent range of communal facilities that includes parking (waiting list for a space), 24 hour care line system, part time house manager, residents lounge, washroom and communal gardens which can be directly accessed from this flat.

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

Broadband Speed: Mbps 18 Mbps, 80 Mbps, 1800Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Leasehold. The lease is 150 years and commenced on October the 31st 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

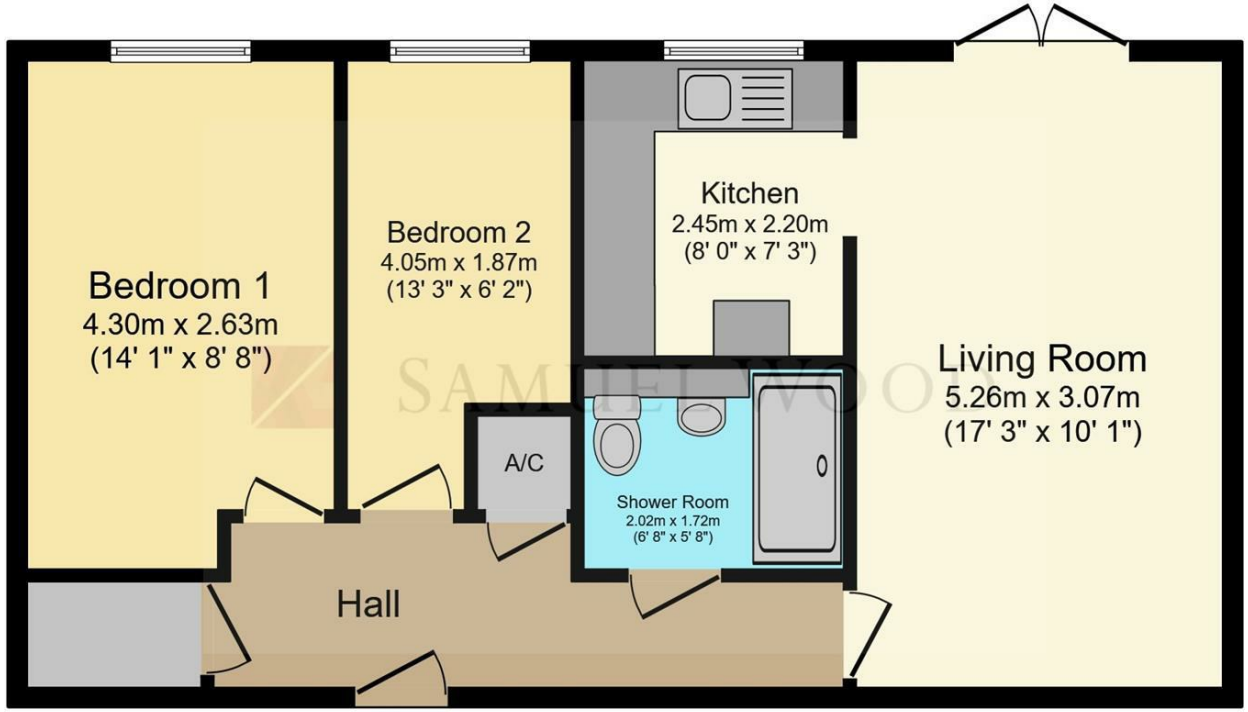
Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, 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



Floor Plan

Floor area 53.5 sq.m. (576 sq.ft.)

Total floor area: 53.5 sq.m. (576 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.