



12 Clifton Court

Ludlow, Shropshire, SY8 1TZ

This luxurious 2 bedroom retirement apartment is located in a purpose built block of similar properties right in the heart of this historic market town. Accommodation which warrants immediate inspection has the benefit of upvc double glazing and electrically operated boiler which runs the radiators where listed. In brief accommodation includes: Reception Hall, Living Room, Kitchen with appliances, 2 Bedrooms and Shower Room. Outside the development has communal gardens, parking (first come first served basis), part time residents manager, laundry room and residents lounge. Viewing is highly recommended. EPC Rating - C

Guide Price: **£106,000**

This luxurious 2 bedroom retirement apartment is located right in the heart of this historic market town within easy reach of Ludlows facilities and main line railway station. The property is fully described as follows:

Accessed off the first floor, front door opens into

Reception Hall With dado rail and wall mounted radiator. Attractive wooden doors then lead off to walk-in storage cupboard with power, free standing freezer (included in the sale), built-in shelving, airing cupboard housing the factory insulated hot water cylinder with pressure bell, whilst also housed in here is the electrically fired boiler which heats radiators where listed

Living Room Having 2 upvc double glazed windows overlooking the garden and wall mounted radiator



Kitchen Having upvc double glazed window overlooking garden, nicely fitted with a modern range of matching units to include base cupboards, wall cupboards, display cupboards, plate rack and wood block work surfaces with deep glazed Belfast style sink unit. Included in the sale is a combination cooker and dishwasher with 4-ring hob and extractor positioned above, washing machine and fridge



Bedroom 1 Having upvc double glazed window overlooking garden and wall mounted radiator



Bedroom 2 Having upvc double glazed window overlooking garden and wall mounted radiator



Upgraded Shower Room With modern suite that includes wc with its cistern inset to a tiled work surface, wash hand basin and large shower cubicle with shower fitted, attractive tiled splash backs, towel radiator and extractor fan



Services: Mains electricity, mains water, mains drainage, electric heating via boiler to radiators, telephone to BT regulations



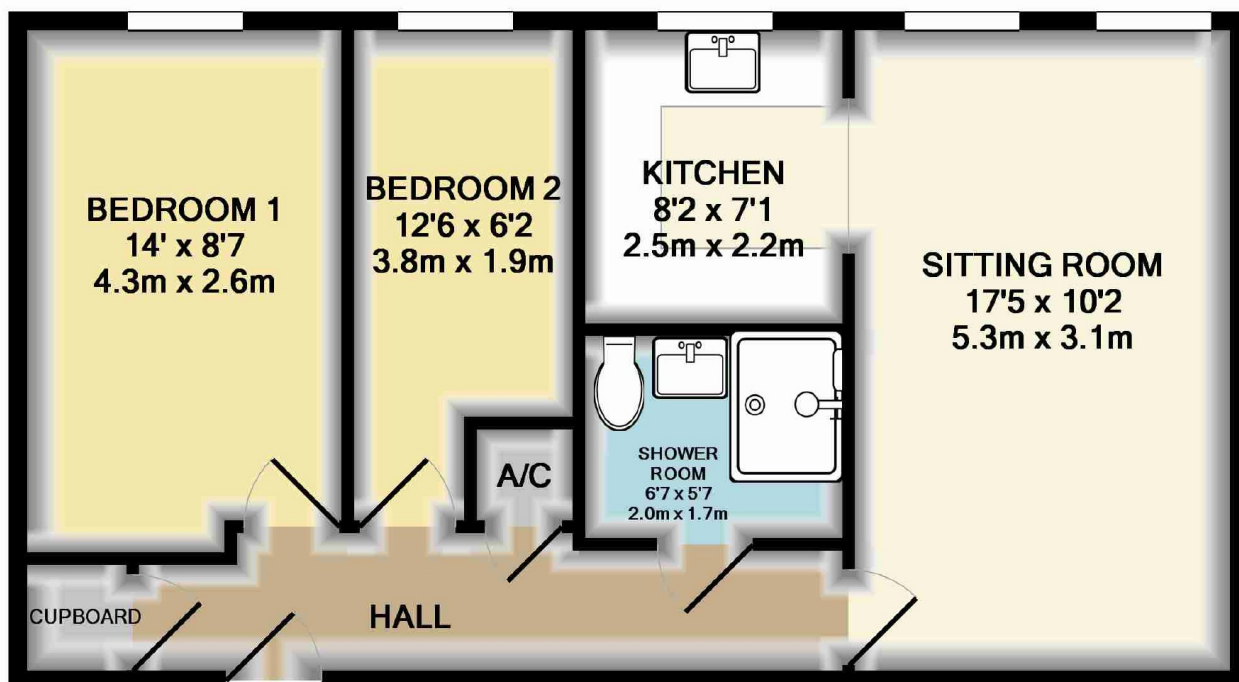
Agents Note: The property is leasehold and is held on 150 year lease which commenced in 2014. The service charge for 2016 is £214.26 per month (tbv) which includes ground rent, planned maintenance to building and day to day repairs, garden maintenance, maintenance to communal areas, scheme manager costs, buildings insurance and administration costs. The complex has the benefit of a residents lounge, laundry room, communal garden and residents parking on first come, first serviced basis

Local Authority: Shropshire Council

To view this property: Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquires please phone Andrew Cadwallader on 07974 015764



TOTAL APPROX. FLOOR AREA 546 SQ.FT. (50.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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. 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.