



SAMUEL WOOD



22 Clifton Court

Old Street, Ludlow, Shropshire, SY8 1TZ

This well presented presented and much improved 2 Bedroomed second floor Retirement Flat is located right in the heart of Ludlow's town centre. Accommodation benefits from electric heating and upvc double glazing includes: Reception Hall, Storage and airing cupboard, Kitchen, Living Room, 2 Bedrooms and Shower Room. EPC C

Guide Price: **£95,000**

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Clifton Court is a popular retirement development with a range of communal facilities. Located in Ludlow's town centre which is widely known for its architecture, culture and festivals offers a wider range of facilities including a mainline railway station. Property is fully described as follows:

Front door opens into

Reception Hall Having electric heater and access to storage cupboard and airing cupboard

Kitchen Having upgraded units to include base cupboards, wall cupboards and drawers with doors in white, heat resistant work surfaces, single bowl sink drainer unit, planned space and plumbing for washing machine, cooker and fridge/freezer, wall mounted blow air heater and upvc double glazed window to rear elevation overlooking the Communal Garden.

Living room Having two upvc double glazed windows to rear elevations overlooking Communal Garden, wall mounted night storage heater, wooden mantle, electric fire and marble hearth.

Shower room Has suite in white including w.c, wash hand basin, large shower unit, extensive tiled walls, hand grip, wall mounted blow heater and extractor fan.



Bedroom 1 Having upvc double glazed window overlooking communal garden



Bedroom 2 Also having upvc double glazed window overlooking communal garden

Services Mains electricity, mains water, mains drainage telephone to B.T Regulations



Agent note The property is leasehold having 150 year lease which commenced on June 20th 2014.

The service charge is £219.69 Per month and the Ground rent is £120.00 per annum 2020/2021

Parking is limited and the scheme runs a waiting list at the time of preparing the sales literature a space is available.

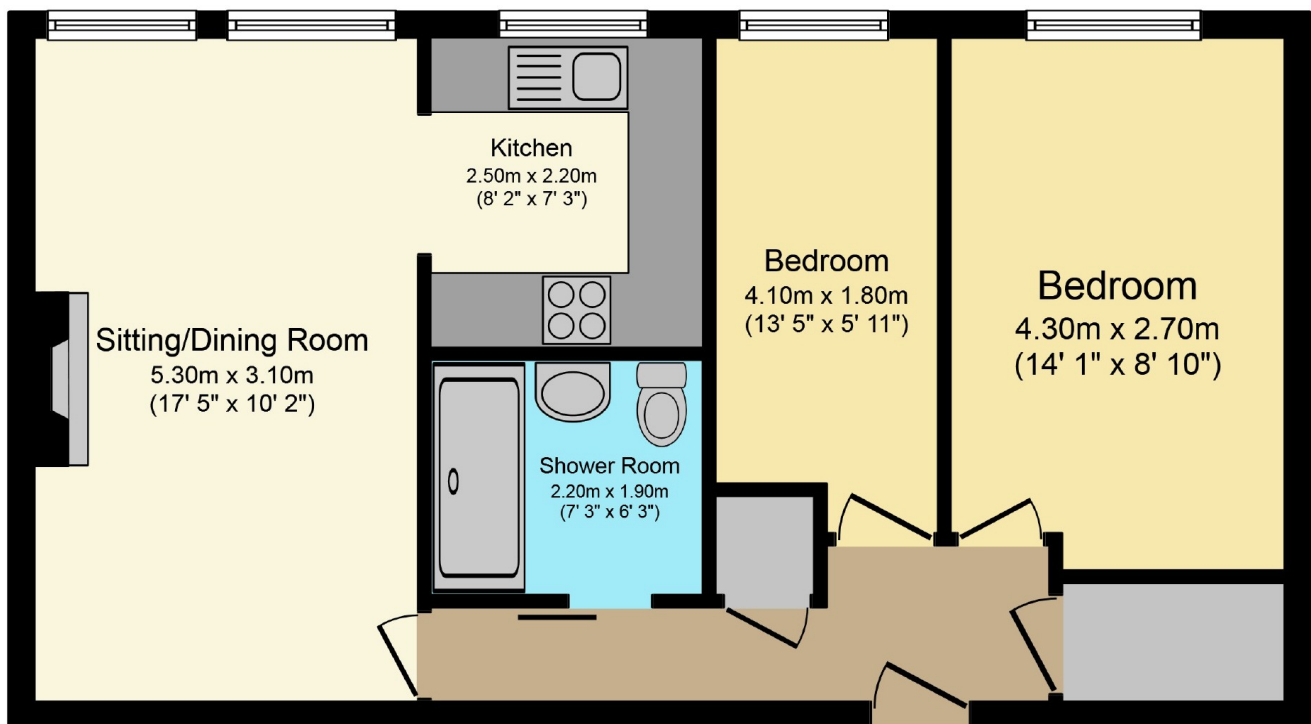


Local authority Shropshire Council

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

Or you can email us at sales@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



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

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also Mayfair Office, London

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 or give 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.