



SAMUEL WOOD

Flat 4 One Tower Street, Ludlow, Ludlow, Shropshire, SY8 1RL

Asking Price £89,999



This Grade II Listed 1 bedroom flat enjoys a fantastic town centre location and benefits from electric heating. Accommodation to include Reception Hall, Kitchen / Living Room, 1 Double Bedroom, Shower Room. Fantastic second home, First Time or Investment Buy. EPC rating E

- Town Centre Location
- Double Bedroom
- 2nd Floor Apartment
- Electric heating
- No onward chain

This 1 bedroom flat is located in the heart of Ludlow historic town centre which is renowned for its architecture, culture and festivals and has a wide range of facilities, Shops, Cafes and Restaurants and a main line railway station.

Front door opens into

Reception Hallway

Living Room with Kitchen 17'4" x 13'1" (5.30m x 4.00m)

Having a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces, single bowl, single drainer sink unit, integrated with oven and 4 ring electric hob with extractor positioned above, planned space for fridge and washing machine. Feature cast iron fireplace, electric heater and two windows to rear elevation overlooking the town and St Lawrences Church.

Shower Room 6'1" x 3'0" (1.86m x 0.93m)

Having a suite in white of wc, wash hand basin inset to vanity unit and shower cubicle, tiled walls and extractor fan.

Bedroom 10'6" x 9'2" (3.21m x 2.80m)

Having electric heater and doors into airing cupboard with factory insulated cylinder.

Services

Mains electricity, mains water, mains drainage. Electric heating.

Agents Notes

The property is leasehold with a lease for 125 year lease which commenced on 25th March 2006. The service charge is £1550 which covers the ground rent and maintenance for the year. Insurance is currently £260.12 per annum. Holiday Lets are not permitted in this building and pets are also not allowed.

The property has been tenanted and would achieve £600 per month on the rental market.

Local Authority

Shropshire Council

Tenure

Leasehold

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

Referrals

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.



Floor Plans



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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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