



SAMUEL WOOD

35 Clifton Court Old Street, Ludlow, Shropshire, SY8 1TZ

Asking Price £105,000





This well presented and much improved 2 bedroom, third floor retirement apartment enjoys fantastic views across the roof tops and is located in the purpose built retirement development right in the heart of Ludlow's town centre. Accommodation benefitting from upgraded electric heating and upvc double glazing, Includes Entrance Hall, Living Room, Modernised kitchen / Breakfast Room, 2 Bedrooms and modernized Shower Room. Communal facilities include resident's car parking (waiting list for a space), communal lounge, laundry, gardens, part time house manager and 24 hour care line facility. EPC rating D.

- Much improved 2 bedroom retirement apartment
- Essential town location
- Modernised Kitchen and Bathroom
- Upgraded electrics
- No onward chain

Clifton Court sits right at the top of Old Street, a stone's throw from Ludlow's historic core and the facilities the town has to offer.

Accessed on the third floor

Front door opens into

### Entrance Hallway

Having wall mounted electric panel heater, the intercom for the front door of the development and the 24 Hour careline facility. Door into a useful cupboard with hanging rail and shelf.

### Living Room 11'10" x 11'9" (3.63m x 3.60m)

Having 2 windows to the rear side elevation with a fantastic view across the rooftops to surrounding hills. Feature fireplace with an electric fire fitted and wall mounted electric heater.

### Kitchen 12'4" x 7'1" (3.78m x 2.17m)

Having window to side elevation, again with a fantastic view across the roof tops. Room for a small table and chairs and electric heater. The kitchen has been refitted with a modern range of matching units with white fronts, heat resistant work surfaces and tiled splashbacks. There is an electric hob with electric double oven below and included in the sale is a washer/dryer and fridge freezer.

### Bedroom 1 14'0" x 8'10" (4.28m x 2.70m)

Has window again with this lovely roof top view, wall mounted electric heater, excellent range of fitted bedroom furniture to include wardrobe cupboards with hanging rail and shelves.

### Bedroom 2 8'6" x 7'1" (2.60m x 2.17m)

Has window again with this lovely roof top view and electric heater.

### Shower Room 7'0" x 6'3" (2.15m x 1.91m)

Having tiled floor, modern suite in white of wc with its cistern inset to worksurface, wash hand basin with large vanity cupboard, double width shower cubicle with electric shower fitted, grab rails, electric blow air heater, electric towel radiator and door into useful shelved linen cupboard with the electric hot water heater.

### Outside

The property has communal facilities that includes residents parking (the development holds a waiting list) communal gardens, communal day room, laundry room and part time house manager together with a 24 hour care line facility.

### Agents Note

1. The property is Leasehold with a 99 year lease, which commenced in February 1987, the service charge is £235.00 per month for the 2024/2025 year.

2. Pets are not permitted in the development

### Services

Mains electricity, mains water, mains drainage, electric heating where listed, windows are upvc double glazed, Broadband – Basic 18 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps, Flood Risk Very Low. Shropshire Council – Tax Band B, EPC – D

### Tenure

Leasehold

### Local Authority

Shropshire Council  
Council Tax band B

### Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquiries 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



Total floor area 54.8 sq.m. (590 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by 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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