

SAMUEL WOOD

20, Clifton Court Old Street, Ludlow, SY8 1TZ

Offers In The Region Of £80,000









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Situated on the second floor of this popular retirement development, this apartment provides an excellent opportunity for a new owner to update and improve the accommodation to their own taste.
The property is offered for sale with no onward chain, making it an appealing option for those looking for a straightforward move within a friendly and convenient retirement setting.

- 2 Bedroom Retirement Flat
- Town Centre Location
- Popular Development
- No Onward Chain

The accommodation begins with a reception hallway, which benefits from a useful large storage cupboard. From here, the apartment leads into a comfortable living room with a lovely outlook over Old Street, together with a separate kitchen with a range of matching units, planned space for cooker, fridge & washing machine. There are two bedrooms, offering flexibility for guests, hobbies or additional living requirements, along with a shower room and a particularly useful large airing cupboard.

The apartment would benefit from some updating and improvement, but offers a well-proportioned layout and provides an excellent opportunity to create a comfortable retirement home in a well-established development.

Residents of Clifton Court benefit from a range of communal facilities, including a communal lounge, providing an ideal space to meet and socialise with fellow residents, together with communal gardens which offer attractive outdoor areas to enjoy and relax in.

The development is conveniently situated for access to the historic market town of Ludlow, renowned for its historic architecture, independent shops, cafés, restaurants and excellent choice of local amenities. There are also everyday facilities close by, while Ludlow provides a range of services catering for both residents and the wider community.

Agents Notes:
1). The service charge is £245 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.

4). The purchaser will be required to replace the flooring with carpet in the Living Room, Hallway and two Bedrooms to comply with the lease conditions.

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

Broadband Speed: 18 - 1800Mbps

Flood Risk: Very low

Tenure: We understand the tenure is leasehold

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

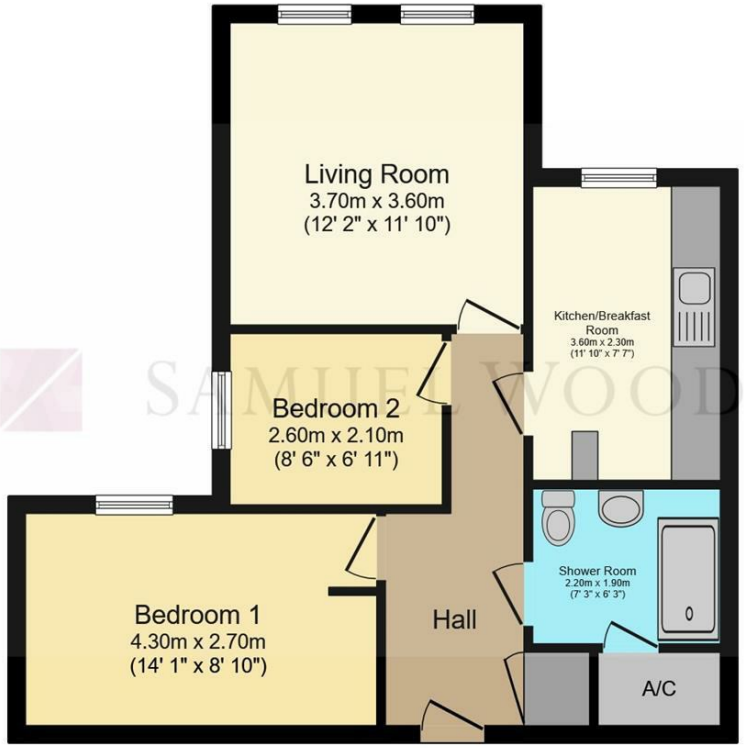








Floor Plans



Floor Plan

Total floor area: 53.3 sq.m. (574 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.