

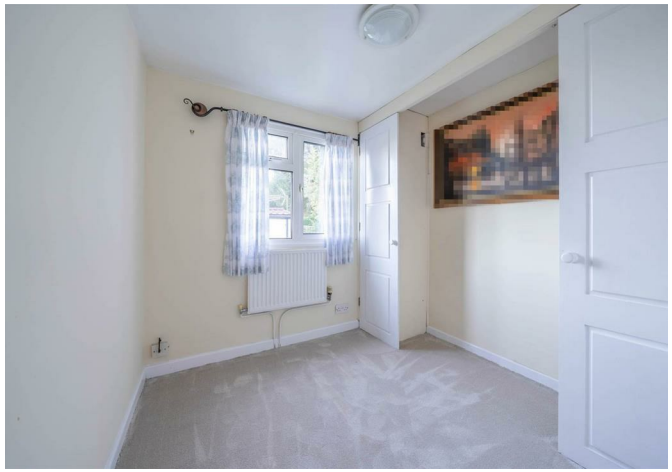
SAMUEL WOOD

11, The Cliff Park Halton Lane, Ludlow, Shropshire, SY8 2JF

Offers Based On £72,500









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This well-presented, two bedroomed detached park home, enjoys full 12-month residential occupancy and occupies an edge of town location with rural views, a single allocated parking space and gardens extending to all four sides.

Accommodation benefits from LPG gas fired heating and UPVC double glazing and includes a spacious entrance hall, an open-plan living room with a well-fitted kitchen incorporating a breakfast bar, two bedrooms, both having fitted wardrobes, and a house bathroom with a suite in white.

- Two bedroomed detached park home
- Rural location on edge of town
- Full residential occupancy
- Gardens and single allocated parking space
- LPG gas fired heating and UPVC double glazing
- No onward chain

Location

The Cliff Park sits in a lovely rural location, right on the edge of Ludlow, surrounded by beautiful South Shropshire countryside.
Ludlow's historic town centre is approximately a 15 to 20 minute walk away and is renowned for its architecture, culture and festivals. The town also offers an excellent range of independent shops, cafés, restaurants and everyday facilities.

Accommodation

The property is approached into a good sized entrance hall, having space and plumbing for a washing machine and double doors opening into a boiler cupboard housing the modern Worcester Bosch LPG gas fired boiler.
The entrance hall then opens into a spacious open plan living room with kitchen. The living area enjoys a large corner window overlooking the park and double doors opening onto a paved seating area.
The kitchen is fitted with a range of matching units with grey painted fronts, incorporating a breakfast bar, integrated oven and hob.
There are two bedrooms, both positioned at the rear of the property and both benefiting from fitted wardrobes.
These bedrooms are served by a modern house bathroom with a suite in white comprising WC, pedestal wash hand basin and panelled bath with shower over and fitted shower screen.

Outside

The property enjoys garden areas extending to all four sides, with a paved seating area positioned to the side.
A paved pathway continues around to the rear, where further seating areas can be enjoyed. Brick retaining walls and steps lead up to a gravelled section, with further steps providing access to the upper part of the garden.
There is a useful garden shed and an area of lawned garden to the side of the property.
Each property on The Cliff Park benefits from a allocated parking space, with further visitor parking available on the development.

Tenure and Agent's Notes

The property is leasehold, with a monthly charge of £196.78 per month, which covers ground rent and drainage.

The Cliff Park is a residential development for purchasers aged 50 years and over and enjoys full 12-month residential occupancy.

There is no onward chain.

Services

We understand the property has mains electricity, LPG gas fired heating, UPVC double glazed windows, mains water and drainage.

Broadband Speed: 36 and 900 Mbps

Flood Risk: Very low

Local Authority: Shropshire Council - Council Tax Band: A

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

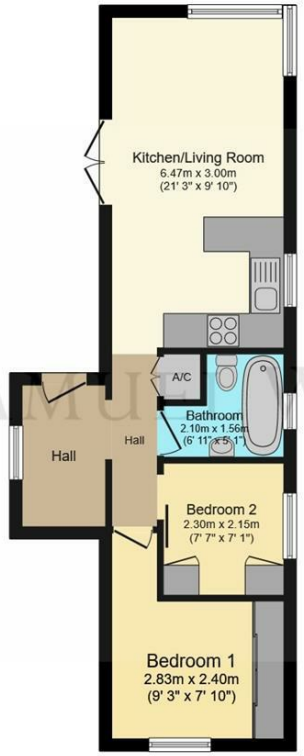








Floor Plans



Floor Plan

Total floor area: 41.5 sq.m. (447 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.