

SAMUEL WOOD

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

Offers In The Region Of £95,000









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Situated within the historic town centre of Ludlow, this 2 bedroom retirement flat enjoys the charm, convenience and character of this much-loved Shropshire market town. The apartment has been fully redecorated throughout, creating a fresh and welcoming interior ready for its next owner. Offering comfortable, manageable accommodation alongside the benefits of a retirement development, the property is ideally suited to those seeking an independent lifestyle with local amenities close at hand.

- Recently Redecorated
- 2 Bedroom First Floor Retirement Flat
- Town Centre Location
- Communal Facilities

The accommodation begins with a reception hallway, which provides a welcoming entrance and benefits from a large storage cupboard, ideal for keeping everyday essentials neatly tucked away. The living room offers a comfortable space in which to relax and entertain, while the separate kitchen provides a dedicated area for food preparation and everyday dining.

There are two bedrooms, offering flexibility to suit a variety of needs. The principal bedroom provides a peaceful retreat, while the second bedroom could equally serve as a guest bedroom, a home study or a separate dining room, depending on the purchaser's requirements. Completing the accommodation is a shower room, fitted to provide practical and convenient facilities.

Clifton Court offers a range of communal facilities designed to support comfortable retirement living, including a communal lounge, providing an inviting space to socialise with fellow residents, a laundry room and communal gardens, where residents can enjoy the outdoor surroundings.
One of the property's principal attractions is its location. Ludlow is renowned for its outstanding historic architecture. The town offers a wealth of amenities, including traditional market facilities, independent shops, cafés, restaurants, pubs and supermarkets.

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.

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

Broadband Speed: 18 - 1800 Mbps

Flood Risk: Very Low

Tenure is leasehold with 150 year lease which commenced in October 2014

Local Authority: Shropshire Council - 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

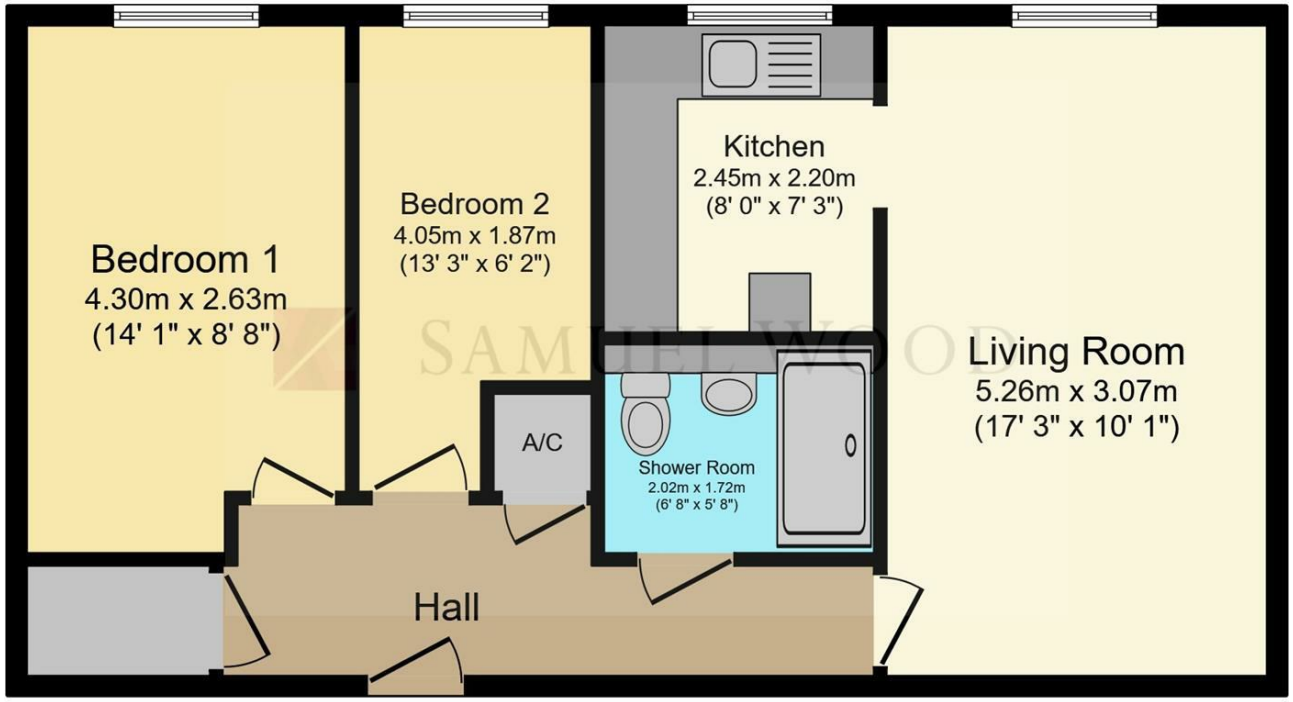








Floor Plans



Floor Plan

Total floor area: 53.5 sq.m. (576 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.