



**Flat 4, 3, College Street, Ludlow, SY8 1AN**  
**Guide Price £105,000**

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# Flat 4, 3 College Street Ludlow

This Grade II listed, first-floor retirement apartment is ideally positioned in the heart of Ludlow's historic town centre, just a short walk from a wide range of shops and amenities. Offering well-presented accommodation and pleasant views, the property forms part of a well-regarded development with excellent communal facilities. The apartment is offered with no onward chain.

- Town Centre
- Two Bedrooms
- No Chain
- Communal Gardens
- 24 House Careline

## Material Information

**Guide Price** £105,000

**Tenure:** Leasehold

**Local Authority:** Shropshire

**Council Tax:** A

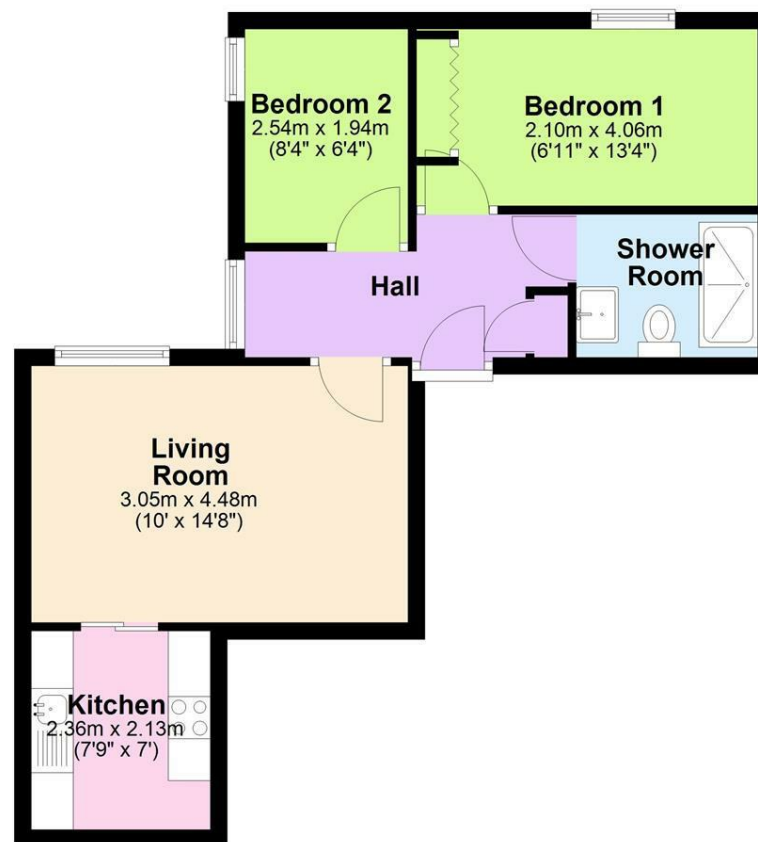
**EPC:** E (40)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	40 E	
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.

## First Floor



Total area: approx. 42.8 sq. metres (460.5 sq. feet)

*We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.*

## Introduction

This Grade II listed, first-floor retirement apartment is ideally positioned in the heart of Ludlow's historic town centre, just a short walk from a wide range of shops and amenities. Offering well-presented accommodation and pleasant views, the property forms part of a well-regarded development with excellent communal facilities. The apartment is offered with no onward chain. Windows in living room and both bedrooms have full secondary double-glazing.

## Property Description

A spacious ground-floor hallway is accessible either from the College Street Main Entrance or from the College Court communal gardens and rear entrance; both give easy direct access to the town centre. Also located on the ground floor are a generously-proportioned residents' common room and facilities and the manager's office.

Flat 4 is accessed via a period staircase shared with only one other flat. The apartment opens into an entrance hall with a window overlooking the courtyard garden. There is an airing cupboard housing the hot water cylinder with dual-level off-peak immersion heating and shelving; additional high-level storage cupboard to side.

The living room is a bright and comfortable space featuring attractive coving, ceiling-level storage and a window with views over the communal gardens.

Sliding doors give access to the refurbished fitted kitchen with units and tiled surround. Appliances (all included in the sale) include Beko induction hob, Ebac plumbed-in washing machine and free-standing fridge-freezer.

Bedroom one enjoys a particularly appealing outlook across rooftops towards the surrounding Shropshire countryside, complemented by a further roof window. The room also benefits from extensive fitted wardrobes with hanging space and additional high-level storage and airing rack.

Bedroom two overlooks the communal gardens.

The shower room includes a wash hand basin set within a vanity unit, WC and a double-width shower cubicle with fitted Triton shower, along with extensively tiled walls and a roof window. A supplementary wall heater complements the storage heater.

## Outside

The development is set within well-maintained communal gardens for residents to enjoy. Additional benefits include a part-time house manager and a 24-hour emergency careline system, providing added peace of mind.

## Services

The property benefits from mains off-peak/peak electric metering, water and drainage. Space heating is provided by off-peak electric storage heating. All services are to be confirmed by solicitors.

## Broadband

Estimated broadband speeds are:

Standard: up to 17 Mbps  
Superfast: up to 80 Mbps

## Local Authority

Shropshire Council  
Council Tax Band A

## Tenure

Leasehold with a 99-year lease commencing from 1986.  
Ground Rent: £96.00 per annum  
Service Charge (2025/26): £2,571.50  
Council Tax: Band A  
One Resident needs to be 55 years or older

## Agents Notes

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 + VAT per purchaser, in order for us to carry out our due diligence.

## DIRECTIONS



