



17 College Court Ludlow

17 College Court is a charming ground-floor, two bedroom retirement apartment ideally positioned in the heart of Ludlow, just off Castle Square, right at the centre of this historic market town.

Ludlow is a picturesque medieval town known for its well-preserved historic architecture and vibrant cultural scene. It's set by the Rivers Teme and Corve, with Ludlow Castle and St Laurence's Church occupying the highest points, adding to the town's quintessential English charm.

- Sought After 2 Bedroom Ground Floor Retirement Apartment
- Well Presented Throughout
- Living / Dining Room
- Two Double Bedrooms, Generous Shower Room
- Secluded Town Center Location
- Communal Facilities & Communal Gardens
- Exclusively for Residents Aged 55+
- NO ONWARD CHAIN

Material Information

Offers In The Region Of £120,000

Tenure: Leasehold

Local Authority: Shropshire Council

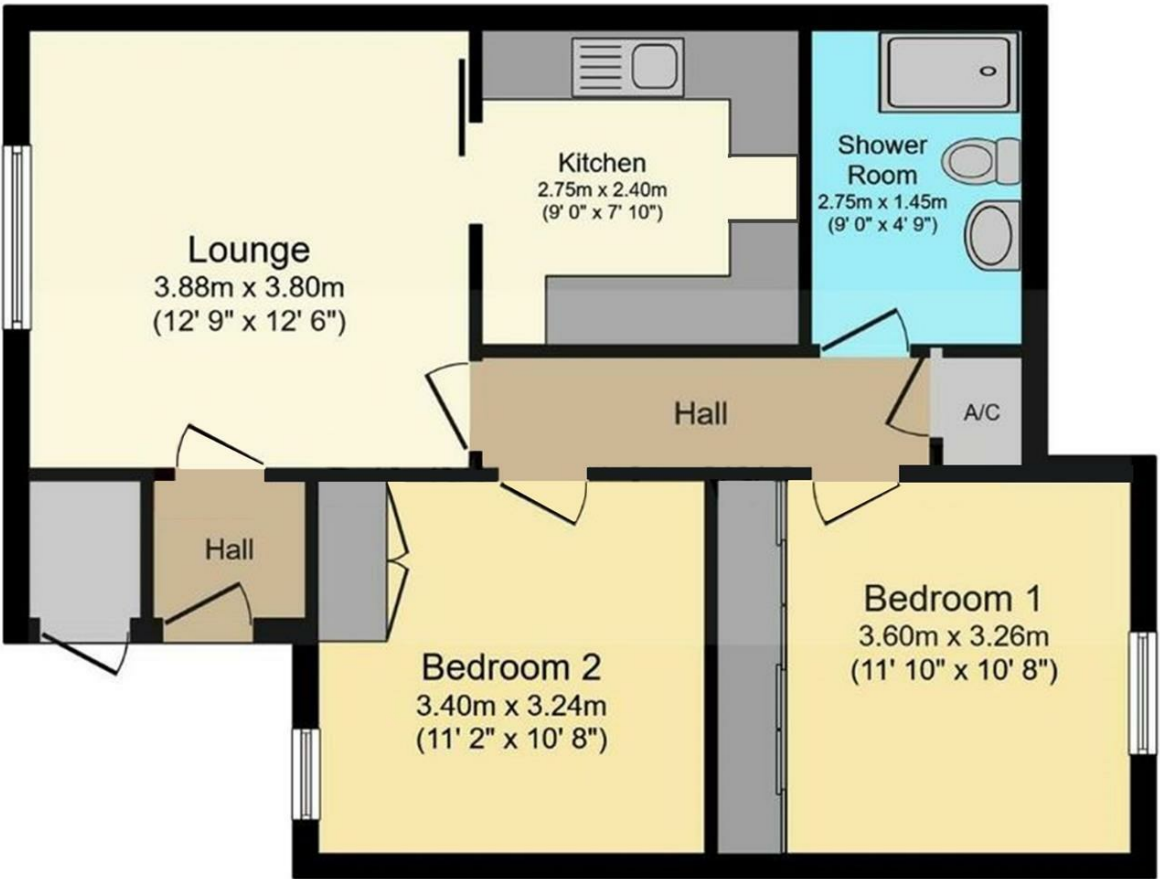
Council Tax: B

EPC: D (62)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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



Floor Plan

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

Step into effortlessly comfortable, low-maintenance living in this well presented two-bedroom retirement apartment, sitting in the heart of historic Ludlow. Designed for residents aged 55+, this leasehold property enjoys a tranquil yet convenient central location with no onward chain.

Property Description

The front door opens into a welcoming entrance hall, which leads directly into the bright and comfortable living room. A large front-facing window frames a charming view across the rooftops to the surrounding hills, while coving adds a touch of character. Double doors open into the kitchen, which is fitted with a range of matching units with wood-style fronts, heat-resistant work surfaces, tiled splashbacks, and a stainless-steel sink unit. There is thoughtfully planned space for a cooker, fridge, and washing machine.

An inner hallway provides access to the airing cupboard, which houses the hot water cylinder and useful shelving for storage.

The main bedroom overlooks the communal garden and benefits from a full wall of fitted wardrobes with hanging rails and extensive shelving. The second bedroom benefits from a window to the front with further rooftop views and includes its own fitted wardrobe cupboard.

The shower room is well appointed with a modern white suite comprising wash basin, a shower cubicle, and W.C. with electric shower. Tiled splashbacks and a handy shelved alcove complete the space.

Gardens and Grounds

The apartment complex is set within attractive communal gardens, providing residents with peaceful outdoor spaces to relax and enjoy. An on-site property manager is available, offering additional reassurance and support. Parking is conveniently arranged through the local authority, with residents able to apply for a Red Zone permit, giving central Ludlow parking at a cost of around £100 per year.

Location

College Court enjoys a prime position in the heart of Ludlow's vibrant town centre, with views towards the historic Castle. Ludlow is a highly sought-after market town, celebrated for its independent shops, cafés, and regular open-air markets, alongside its renowned food festivals and lively calendar of events. The town is well connected, with excellent road links to neighbouring towns as well as regular bus and train services. For a wider choice of shopping, leisure, and entertainment, Hereford lies approximately 24 miles away and offers an extensive selection of national retailers and facilities.

Services

We understand the property has mains electricity, mains water and mains drainage connected. Electric heating only, windows are double glazed.

Broadband Speeds

Estimated Speeds - Basic: 17 Mbps | Superfast: 80 Mbp | Ultrafast: 1000 Mbps

Local Authority

Shropshire Council
Council Tax Band: B

Tenure

We understand the property is leasehold, with the lease originally granted in 1986 for a term of 99 years. The current ground rent is £96 per annum, and the service charge for the 2023/24 period was £2,444.53. Managed by First Port, this covers management services, communal maintenance, building insurance, and the emergency call system.

Identification Check

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 Inc. VAT per purchaser, in order for us to carry out our due diligence.

Viewing Arrangements

Viewings arranged by appointment, please contact Cobb Amos Ludlow on Tel: 01584 874 450
Email: ludlow@cobbamos.com

DIRECTIONS

From the Cobb Amos branch, 5 High Street, continue to Castle Square, then turn right into Quality Square. Take the lane to the left of The Bake House, follow the walkway, the entrance to College Court, will be on your right.



