

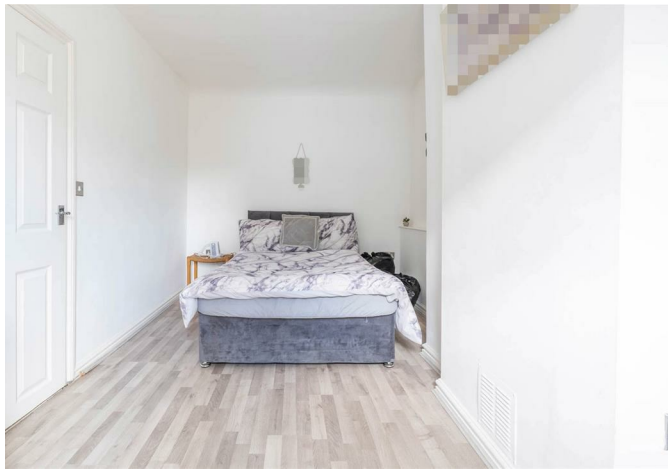
SAMUEL WOOD

Flat 2, 134 Corve Street, Ludlow, Shropshire, SY8 2PG

Offers Based On £110,000









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This predominantly second floor 3 bedroomed flat is of spacious proportions, benefiting from electric heating. Accommodation includes first floor hallway with cloakroom, off the second floor landing is an open plan living room with kitchen, three bedrooms and a bathroom. The property is an ideal first time investment or retirement purchase.

Location
The property sits on Corve Street, which is under five minutes to Ludlow's historic town Centre, one minute to Tesco and two minutes to the train station.

Accommodation
The property is approached via a communal landing, leading into the property's own entrance hall, which benefits from a cloakroom. Off the landing a staircase rises to the second-floor. Situated at the front of the building, the living room has two windows overlooking Corve Street and incorporates a kitchen area with a fitted cooker.

There is a good sized double bedroom, sitting at the rear of the property are two further bedrooms, both small singles and a bathroom.

Services
Mains electricity, water, and drainage. Electric heating.

Broadband Speed: 17 - 1800 Mbps

Flood Risk: Very low

TENURE:
We understand the tenure is leasehold with a 99 year lease which commenced on 1st January 2006. Service charge for 2026 is £638.90 and Ground rent is £75
No pets are permitted at the property. The lease does allow a holiday let.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: A

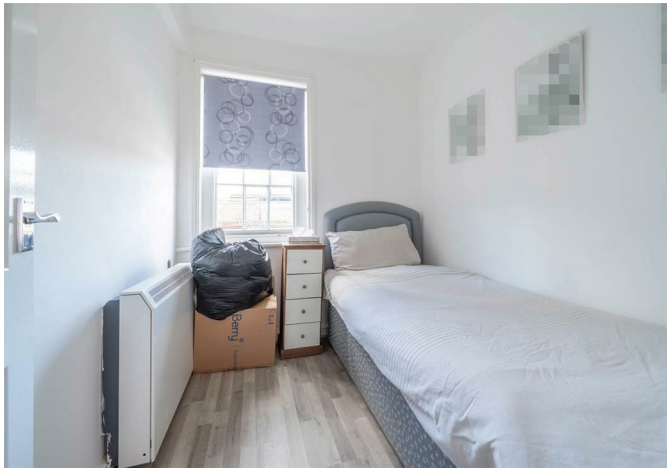
Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, 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



Total floor area: 62.3 sq.m. (671 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.