



SAMUEL WOOD

2 Raven Apartments Gravel Hill, Ludlow, Shropshire, SY8 1RY  
Offers In The Region Of £120,000



Situated on the edge of the historic market town of Ludlow, this exceptionally spacious two-bedroom apartment offers stylish and versatile accommodation, perfectly suited to a range of buyers including first-time, investment and those seeking a low-maintenance retirement home. Offered to the market with the added benefit of no onward chain, the property presents an excellent opportunity for a smooth and straightforward purchase. The apartment enjoys a highly convenient position on the outskirts of Ludlow town centre, allowing easy access to the town's renowned range of independent shops, cafés, restaurants and everyday amenities such as supermarkets, healthcare facilities, leisure amenities and excellent transport connections.

- Spacious Apartment
- 2 Double Bedrooms
- Ensuite & Bathroom
- Open Plan Living Area
- Convenient Location
- No Onward Chain

The accommodation is thoughtfully arranged and well proportioned throughout, centred around a generous open-plan kitchen and living space, ideal for modern day living and entertaining. The contemporary kitchen area provides ample storage and workspace, seamlessly flowing into the bright and comfortable lounge area.

There are two excellent double bedrooms, with the principal bedroom benefiting from fitted wardrobes and a private ensuite shower room. A well-appointed main bathroom serves the remainder of the apartment and completes the accommodation.

### Services:

Agents Notes:

- 1). The property is leasehold with a 990 year lease that commenced in September 2016
- 2). The service charge is £215.16 per 1/4 for 2026-2027
- 3). The Ground rent is £307.40 per annum for 2026-2027

We understand that the property has mains electric, water and drainage. Mains gas with gas fired heating to radiators.

Broadband Speed: 16 - 80 Mbps

Flood Risk: Very low

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

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.

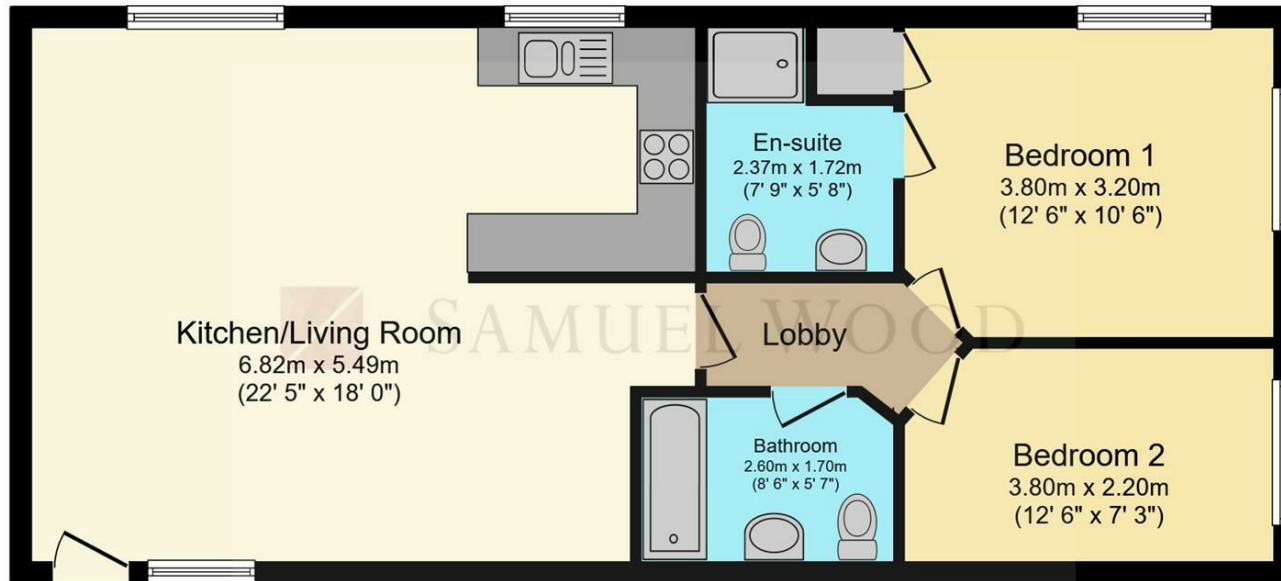
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



## Floor Plans



### Floor Plan

Floor area 70.0 sq.m. (753 sq.ft.)

**Total floor area: 66.4 sq.m. (715 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](http://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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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