

SAMUEL WOOD

29 Raglan Place, Ludlow, Shropshire, SY8 2LW

Offers In The Region Of £180,000









2 1 1 B

This immaculately presented and thoughtfully designed two bedroom first floor apartment is located with an easy reach of Ludlow's historic town centre which offers range of facilities, beautiful architecture and strong transport links. The property is ideal for a first-time, retirement or investment buyer and is available with no onward chain.

- Two bedroom first floor flat
- Modern kitchen and bathroom
- Convenient location
- No onward chain
- Electric Car Charging Point

The accommodation includes a welcoming reception hallway which then leads into the open plan kitchen dining living room having a range of matching units to include base cupboards, wall cupboards and drawers, integrated hob and cooker, sink and drainer unit along with a useful pantry cupboard with fitted shelving for storage and convenience of household kitchen products. There is plenty of space for a good size table and chairs for dining along with a Further living area with a Juliet balcony.

There are two practical size bedrooms for the main of which having a fitted wardrobe providing excellent storage. The second bedroom could serve as a home office or study if required and there is a modern bathroom in suite of white to include WC, pedestal wash hand basin and bath with a rainfall shower fitted over the bath for added convenience. outside the property has the benefit of a designated parking space with electric charging point and plenty of visitors parking spaces.

Agents Notes:
1). Annual service charge is £1,139.14 per annum.
2). The current owners are currently in the process of purchasing the freehold of the building from Shropshire Homes.

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

Broadband Speed: 15 - 1800 Mbps

Flood Risk: Very low

Tenure: Leasehold with a 199 year lease which commenced 01/01/2021.
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: 59.1 sq.m. (636 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.