



Holters  
Local Agent, National Exposure

**Flat 1B, 134 Corve Street, Ludlow, SY8 2PG**

**Offers in the region of £135,000**



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## Flat 1B, 134 Corve Street, Ludlow, SY8 2PG

A unique, town centre, duplex apartment, which could be an ideal investment opportunity and is available with no upward chain, has plenty of character features and is a short distance from a range of facilities.

### Key Features

- Duplex Apartment
- 1 Bedroom & 1 Shower Room
- 1 Reception Room
- Open-Plan Kitchen/Diner
- Well Presented Accommodation
- Character Features
- Available with No Upward Chain
- Town Centre Location
- Short Walk from Facilities & Train Station
- Grade II Listed
- Ideal Investment Opportunity

### The Property

Introducing Flat 1B, 134 Corve Street, which is a well presented, Grade II Listed duplex apartment, located within world-renowned Ludlow, which is surrounded by glorious Shropshire countryside and near to the Welsh/English border. This delightful property is positioned in the historic town centre with its many independently owned facilities, just a short walk to the castle, a supermarket and the railway station.

This unique apartment is available with no upward chain and set over the first and second floors. Offering deceptively spacious accommodation with an abundance of character including vaulted ceilings, exposed timber beams, brickwork and stonework, just to mention a select few, Flat 1B could be an ideal

opportunity for first time buyers or investors. The property offers 1 bedroom, 1 reception room, 1 shower room and an open-plan kitchen diner, however, the reception room could also be used as an additional bedroom if required.

Inside, the accommodation is approached via a communal stair well. The first floor is made up of the shower room which also has useful eaves storage, the open-plan kitchen/diner, which has stairs rising off to the second floor. Upstairs, there is a small landing area, the good-sized living room and the bedroom, which both offer views over Corve Street. As already mentioned, the living room could be used as further bedroom instead.

The property does not have a garden or designated parking, however permit, on street parking is available out front on Corve Street.

### The Town

The quintessential British town of Ludlow is a throwback to the days gone by. You can't help but fall in love with the friendly welcoming townsfolk and the laid back lifestyle which feels a million miles away from the hustle and bustle of the big city. That's not to say that Ludlow is a quiet little backwater, far from it.

Hosting the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair and Ludlow Fringe, so there are events to keep you entertained all year round. There are also countless antique and local produce markets and book, craft and garden fairs. For sport lovers days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Then there's the spectacular architecture and countryside that you'll never grow tired of admiring. Ludlow has to be one of the most perfect places to reside in Britain. The county town of Shrewsbury is approximately 28 miles north and the Cathedral City of Hereford is 24 miles south. Both are easily accessible by the mainline rail that runs a frequent service to Manchester, Holyhead and Cardiff from Ludlow station.

### Services

We are informed the property is connected to all mains services.

### Heating

The property has the benefit of gas fired central heating.

### Tenure

We are informed the property is of leasehold tenure.

### Service Charge/Ground Rent

We have been informed by the sellers



the current service charge and ground rent totals £75 per annum.

**Council Tax**  
Shropshire Council - Band A.

**Broadband**  
Enquiries indicate the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries.

**Nearest Towns/Cities**  
Leominster - 12 miles  
Tenbury Wells - 10.5 miles  
Church Stretton - 16.5 miles  
Hereford - 24 miles  
Kidderminster - 23 miles  
Shrewsbury - 28 miles  
Telford - 29 miles

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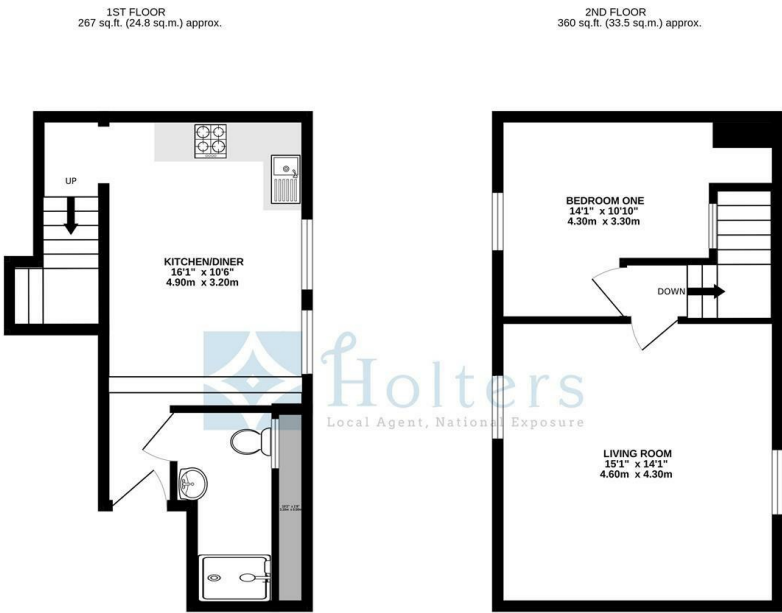
**Referral Fees**  
Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

**Money Laundering Regulations**  
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a

non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

**Wayleaves, Easements and Rights of Way**  
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

**Consumer Protection**  
Consumer protection from unfair trading regulations 2008 -  
Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA - 627 sq.ft. (58.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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