



Holters

Local Agent, National Exposure

6 Townsend Close, Ludlow, SY8 1UN

Price £24,000



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Built in 2005 this well presented 2 bedroom, top floor, apartment is offered for sale on a 25% ownership basis with rent payable for the remaining share, owners also have the option to increase their share up to a maximum of 80%.

Key Features

- 25% Ownership
- Opportunity to Purchase up to 80% Ownership
- Top Floor Apartment
- 2 Bedrooms
- Well Presented Accommodation
- Off Road Parking
- Lovely Views
- Close to Ludlow's Historic Town Centre
- No Upward Chain
- EPC C

The Property

6 Townsend Close is a well-presented apartment, of which we are selling a 25% share, making it ideal home for a first time buyer. Conveniently located in a secure gated development just a short distance from Ludlow's historic town centre, so if you don't own a car it's not a problem, but if you do, you'll be pleased to know it comes with a designated parking space.

The property is accessed via a secure entrance door which leads you to the communal staircase and hallway. Number 6 is located on the top floor, so enjoys a pleasant outlook. The

accommodation is all accessed from the hallway, where you will also find the intercom, two useful cupboards and access to the loft space which provides further storage. To your right you will find the kitchen which is fitted with a range of cupboards and an integrated electric oven and gas hob. There is also space for a washing machine and under counter fridge. The living room is found on your left and is a good space providing television and telephone points.

Also off the hallway are the two bedrooms, while completing the accommodation is the bathroom, fitted with a clean white suite comprising a panelled bath with shower over, pedestal wash basin and w.c.

Agents Note

1. We are offering for sale, 25% of the above mentioned property with the remainder being under the control of Stonewater Limited. The monthly rental for the 75% share and the service charges currently totals £416.11 and a break down of this is available on request.

2. The property is subject to a section 106 which means there are restrictions on who can purchase the property. Stonewater Limited would have to assess any potential purchaser before an offer can be accepted. Further information upon request.

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, Ludlow Fringe and Green Fair 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.

Tenure

We are informed the property is of leasehold tenure.

Council Tax

Shropshire Council - Band A.

Services

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

Broadband

Enquiries via British Telecom indicates the property has an estimated broadband speed of 47-72MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Nearest Towns

- Leominster - 12 miles
- Tenbury Wells - 10.5 miles
- Church Stretton - 16.5 miles
- Hereford - 24 miles
- Kidderminster - 23 miles
- Shrewsbury - 28 miles

Money Laundering Regulations

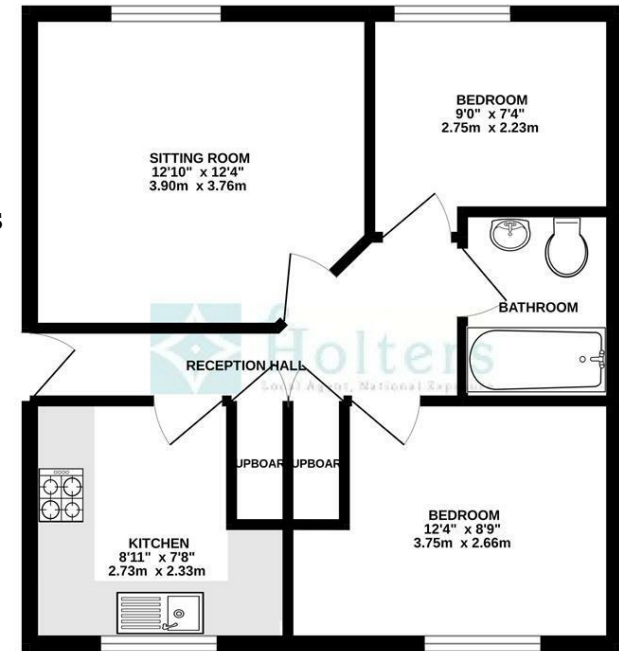
We will require prospective purchasers to

produce two original ID documents prior to any offer being accepted by the owners.

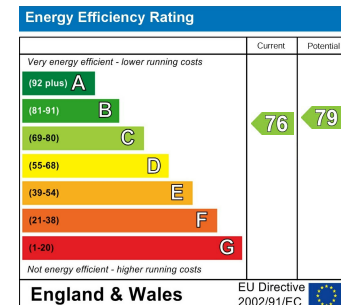
Consumer Protection

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 vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
 517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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