

Holters
Local Agent, National Exposure

25 Raglan Place, Ludlow, SY8 2LW

Offers in the region of £165,000



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ATTENTION FIRST TIME BUYERS, DOWNSIZING PURCHASERS OR INVESTORS! This beautifully presented, ground floor apartment has 2 double bedrooms, direct access to a communal rear garden, designated parking and no upward chain.

Key Features

- Modern, Ground Floor Apartment
- 2 Double Bedrooms
- Open-Plan Kitchen/Living Room
- Beautifully Presented
- Designated Parking & Electric Car Charging Point
- Direct Access to a Communal Rear Garden
- Available with No Upward Chain
- Approx. 0.5 Miles From Town Centre
- Part of a Newly Built Development in 2022
- Ideal for First Time Buyers, Downsizing Purchasers or Investors

The Property

Introducing No.25 Raglan Place, which is a modern, 2 bedroom ground floor apartment located in a popular development approximately 0.5 miles from historic Ludlow town centre.

Built in 2022 by Shropshire Homes as part of a purpose block of 1 and 2 bedroomed luxury apartments, No.25 is available with no upward chain and occupies one of the more desirable spots owing to its position on the ground floor and direct access to a communal rear courtyard garden. Additionally, the property boasts a designated parking space equipped with an electric charging point, making it ideal for

eco-conscious occupants and a useful intercom system.

The interior is made up of an open-plan kitchen and living room, with plenty of space for a sofa and dining table. The kitchen area is fitted with integrated appliances and has a useful storage cupboard as well as space for a free-standing fridge/freezer. A door leads into a hallway, which has separate doors off into the wet-room style bathroom and two double bedrooms. Double doors from the kitchen/living room lead directly outside to the garden/paved patio seating area.

Outside, residents can enjoy access to the well-maintained, gravelled and lawned communal garden and as previously mentioned, the property features 1 allocated parking spot out front, while additional visitor car parking spaces are also available close by.

No.25 Raglan Place is suitable for a variety of buyers types including first time buyers looking to take their first steps onto the property ladder, relocating purchasers wishing to be near to the town centre facilities or perhaps investors looking for a buy-to-let opportunity or holiday let.

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, Green Fair and the Medieval Christmas Fayre 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 with a lease of 199 years from January 2022.

Council Tax & Service Charge

Shropshire Council - Band B. Service charge for 2024/25 is £1,129.74.

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

What3Words

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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.

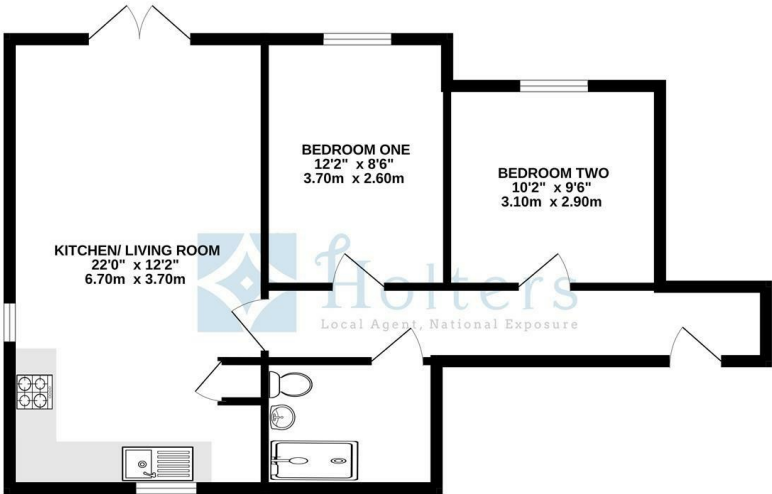
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The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

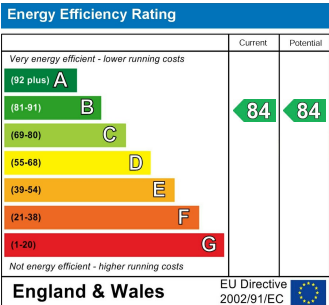
Consumer Protection

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.

GROUND FLOOR
616 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 616 sq.ft. (57.3 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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