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19 College Court, Ludlow, Shropshire, SY8 1BZ

Offers in the region of £155,000 - Leasehold

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College Court is located in the heart of historic Ludlow just behind Castle Square. A complex of retirement apartments for residents aged 55 and over, College Court has a property manager who looks after the development, there is no on site care as such however each apartment has a warden call system. The development is managed by First Port Retirement Property Services.

19 College Court is a ground floor apartment occupying a lovely position in the development enjoying far reaching views to open countryside. The property is well presented and has been improved by the current owner. With electric heating and double glazing the property is now available with no upward chain and viewing is highly recommended.

Overlooking a pretty internal courtyard there is an external store cupboard and next to this is the main entrance door.

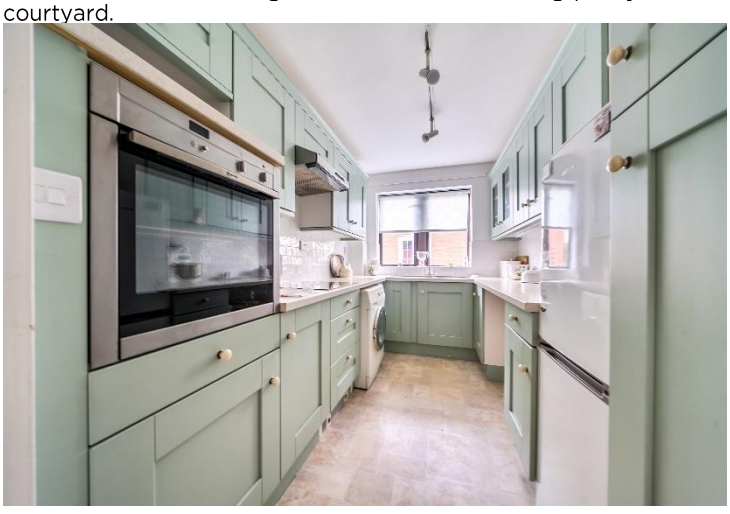
The property comprises the following accommodation (measurements are provided for identification only):

Hall - With door opening to

Sitting/Dining Room - 15'11" x 12'1" (4.85m x 3.68m)
With double glazed window enjoying far reaching views to surrounding countryside. Feature fireplace with fitted electric fire on marble hearth. Wood effect flooring and doors opening to



Refitted Kitchen - 10'11" x 7'1" (3.33m x 2.16m)
Appointed with a range of wall and base units with inset sink unit, integrated stainless steel electric oven and integrated ceramic hob. Space for fridge/freezer and plumbing for washing machine. Part tiled walls. With double glazed window overlooking pretty internal courtyard.



Bedroom Two - 10'11" x 6'1" (3.33m x 1.85m)
With double glazed window overlooking Courtyard. Wood effect flooring.

Inner Hall - With storage cupboard off and doors opening to

Refitted Shower Room - Appointed with a white suite of wash basin and wc and good sized walk in shower. Part tiled walls and tiled effect flooring.



Bedroom One - 11'1" x 9'3" (3.38m x 2.82m)
With a fitted double wardrobe with overhead cupboards and double glazed window overlooking courtyard. Wood effect flooring.



Communal grounds - The complex is set in pretty communal grounds with courtyards and various seating areas.

Tenure & Service Charge - The property is of leasehold tenure with a term of 99 years from 29th September 1986. The ground Rent is £96 per annum.

An annual service charge of £2571.50 is payable. The complex is managed by First Port Retirement Property Services, Marlborough House, Wigmore Place, Wigmore Lane, Luton. LU2 9EX. The service charge includes maintenance and lighting of all communal areas and also buildings insurance.

Restrictive Covenants - Residents must be 55 and over.

Not to use the property for any purpose other than as a warden controlled sheltered housing accommodation for elderly people of 55 years and over.

The property is within a conservation area.

Mobile & Internet Coverage - Please refer to Ofcom by using the following link; www.checker.ofcom.org.uk

Anti Money Laundering Checks - AML checks will be undertaken for successful buyers and there is a fee of £15 plus vat per person payable.

SERVICES: Mains water, electricity and drainage are connected to the property.

HEATING: Electric heating.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Band B

DIRECTIONS: From Castle Square walk into Quality Square and at the end turn right. Go into the garden of the Rose & Crown and you will see a gate on your left hand side. Go into the development and go through the archway on the right hand side which opens to another internal courtyard. 19 College Court is on the left hand side.

VIEWING: By appointment through selling agents – McCartneys LLP: 01584 872153

Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

Details Last Updated: Wednesday, 04 February 2026

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

MCCARTNEYS LLP
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REGISTERED NO: OC310186



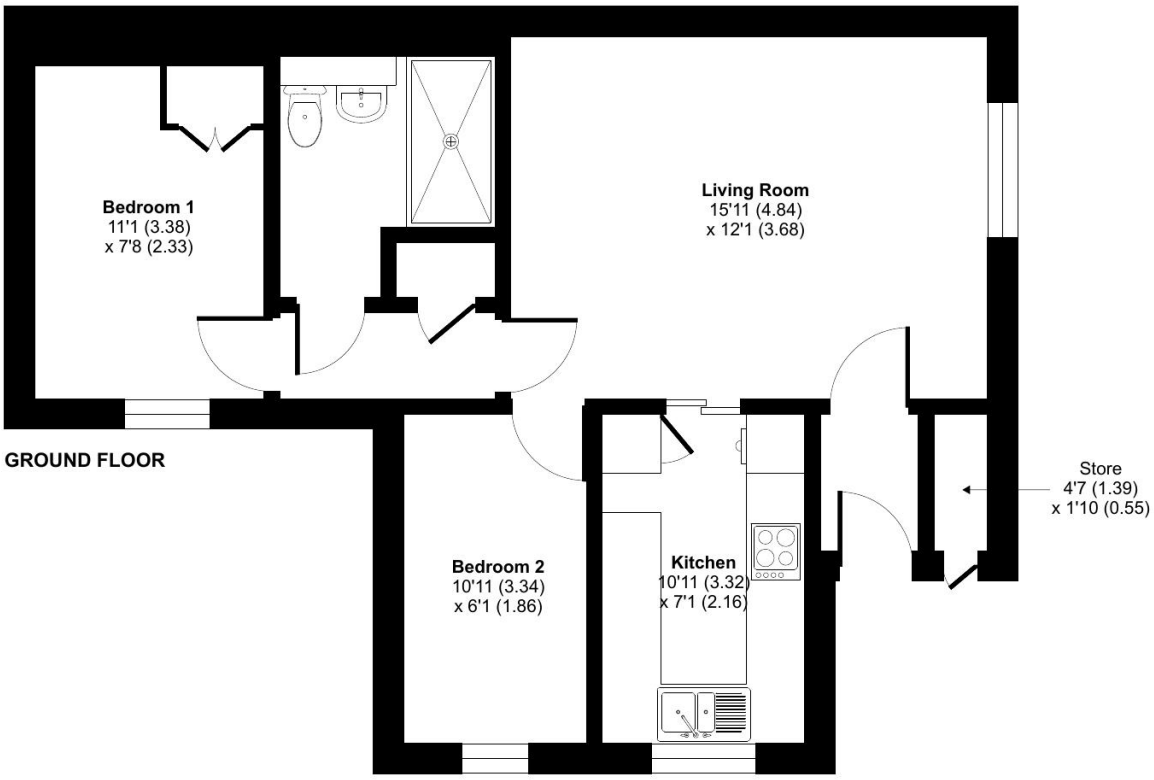




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College Court, Ludlow, SY8

Approximate Area = 542 sq ft / 50.4 sq m
Outbuilding = 8 sq ft / 0.7 sq m
Total = 550 sq ft / 51.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for McCartneys. REF: 1405691

