





£99,950

To View:

Holland & Odam
55, High Street, Wells, Somerset BA5
2AE

01749 671020
wells@hollandandodam.co.uk



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Energy
Rating

C

Council Tax Band

A

Services

Gas Central Heating
All mains services

Local Authority

Mendip District Council
0300 3038588
mendip.gov.uk

Tenure

Leasehold
Length of lease 63 years remaining
Maintenance Charge £2712 per annum



Location

Palace Court is a short walk from the centre of Wells via a private alleyway to Southover. Silver Street is a cul de sac with easy access to the Bishops Palace, Recreation Ground, park and footpaths across countryside nearby. Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath. Bristol International Airport is c.15 miles to the north-west.

Description

A well presented first floor flat in this purpose built development for the over 60's. Offered for sale with no onward chain this property is set on the edge of the development and overlooks Palace Farm on the other side of Silver Street.

Entering into a large hallway which leads to the generous double bedroom. This has fitted wardrobes and a view over Palace Farm and is extremely light. The bathroom is also accessed from the hallway and comprises bath with shower over, toilet and wash hand basin. Two generous cupboards give plenty of storage options. The sitting room is another spacious area with a bay window, again with a view over the farm. There is plenty of room for a sofa and armchairs. The kitchen has a range of wall and base units with space for a washing machine and a fridge. There is an integrated cooker and electric hob but we have been informed that this is not in working order.

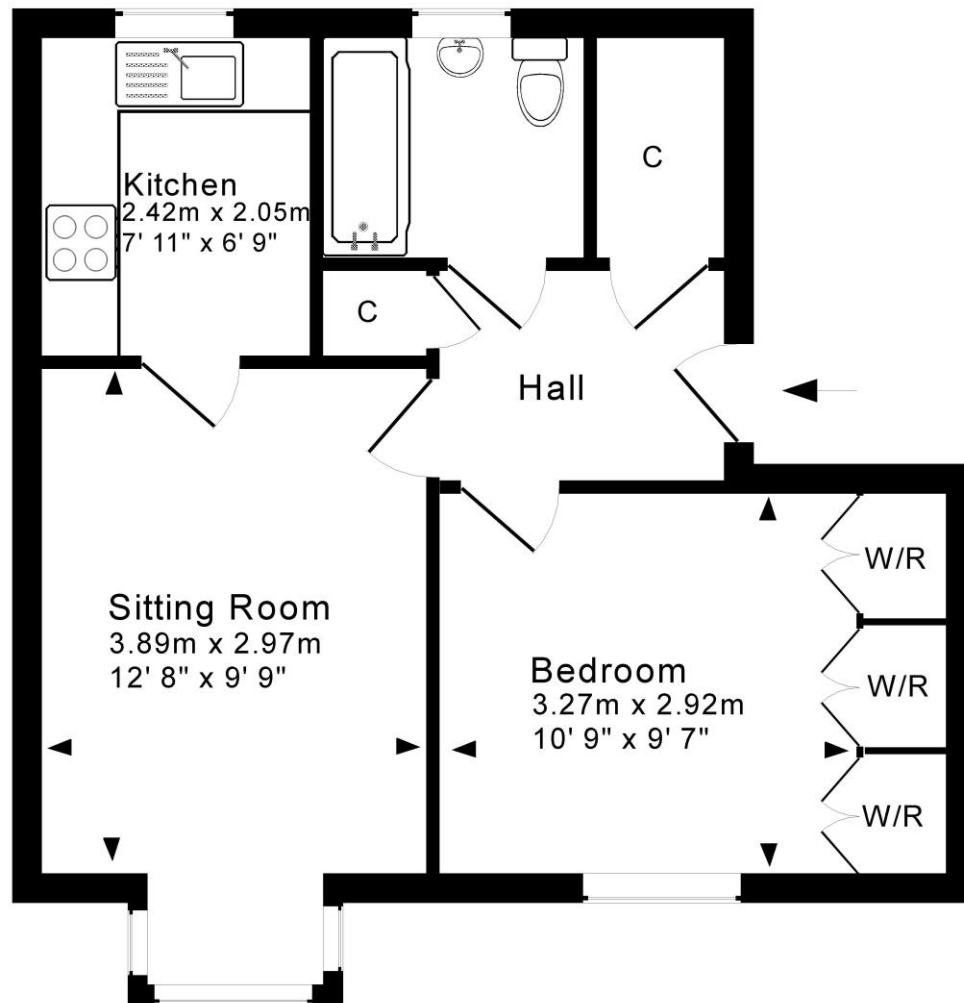
Resident development manager to oversee the smooth running of the building and facilities and also 24/7 emergency support. Communal facilities including well maintained gardens with drying area, lounge and laundry room. Pre-bookable guest suite. Residents' parking (subject to availability). Regular activities are laid on for the residents including coffee mornings. There are various areas of communal garden around the development with the main garden lying to the rear of the laundry and within easy reach of 4 Palace Court.

We understand that on selling any owner will need to pay 1.5% of the purchase price for each year the property is owned which goes towards the sinking fund.

Directions

From the offices of Holland and Odam continue down the High Street and bear left into Broad Street. Take the next turning left into St Johns Street and then bear right into Southover. Take the next left into Silver Street and Palace Court can be found on the left hand side after c.100 yards.





For indicative purposes only.
 Drawing Number : 147-0688

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