



£195,000

At a glance...



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**holland
& odam**

Flat 9, Kings Castle Court
Bath Road
Wells
Somerset BA5 3AF

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for the Horringtons B3139 into St Thomas Street. Continue into Bath Road. The property can be found on the left hand side almost opposite the turning to Kings Castle Road with a For Sale board displayed.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease 980 years left
Service/Maintenance Charges £1,524 p.a.
Ground Rent £100 p.a.



Location

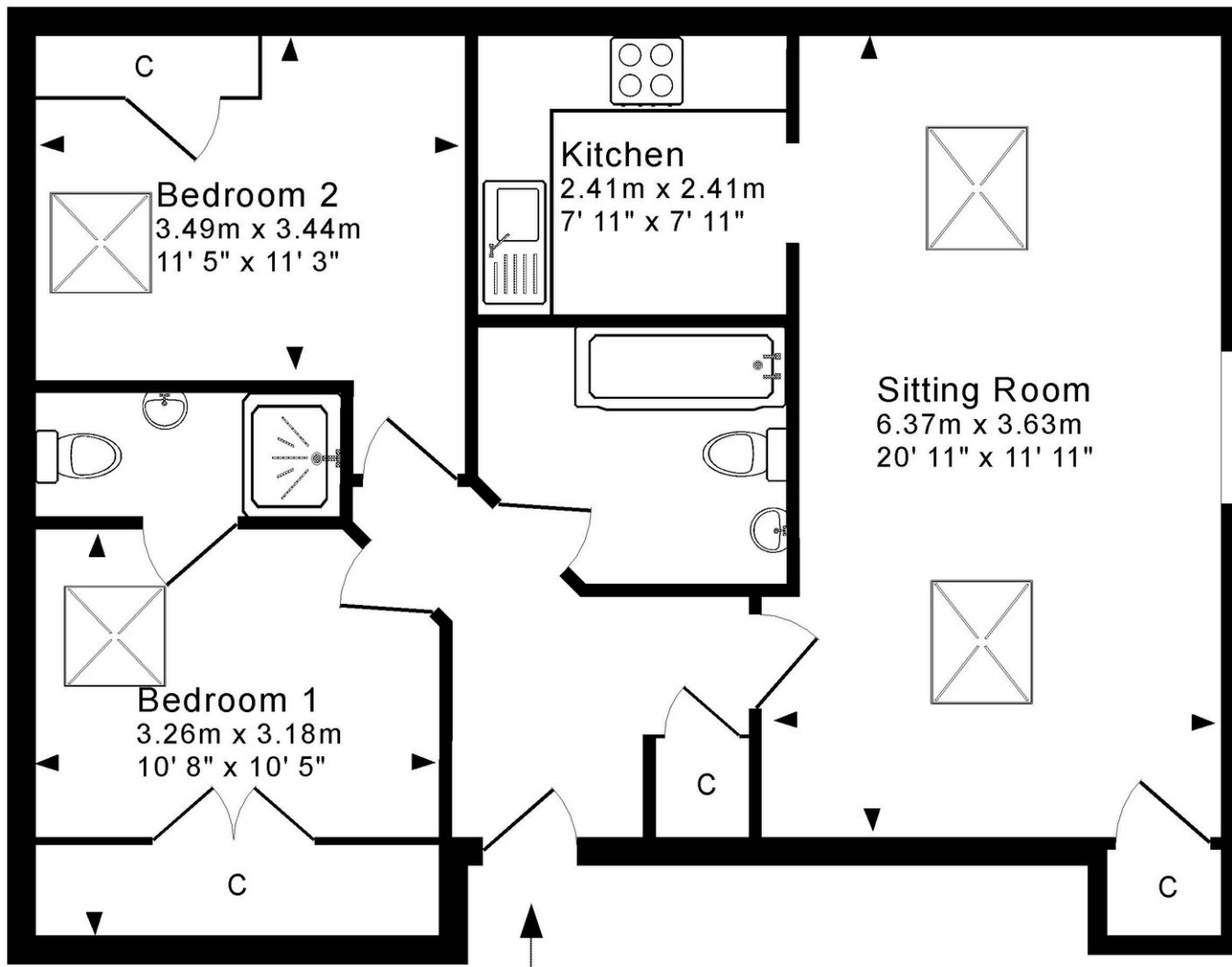
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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. Of particular note is the variety of well-regarded schools in both the state and private sectors in Wells and the surrounding area.

Insight

An immaculately presented two double bedroom apartment the on the popular east side of Wells. Spacious and light accommodation throughout. Benefitting from having plenty of storage and an ensuite shower room along with an allocated parking space.

- Kitchen with integrated appliances
- Light and airy sitting / dining room with high ceilings giving a real sense of space
- Recently redecorated throughout along with upgraded LED lighting
- Two double bedrooms both with built in storage cupboards and one having an ensuite shower room
- Allocated parking space
- Views towards Kings Castle woods
- Plenty of storage space
- Large attic space with loft ladder





For indicative purposes only.
 Drawing Number : 147-0745

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