

£210,000

To View:

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

01749 671020
wells@hollandandodam.co.uk



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Energy
Rating

B

Council Tax Band

E

Services

Electric heating
All mains services

Local Authority

Mendip District Council
0300 3038588
mendip.gov.uk

Tenure

Leasehold
Length of lease 65years
Current ground rent £261.72per annum.
Maintenance charge £2880.85



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.

Description

A second floor apartment within a purpose built development for the over 55's served by a lift. Overlooking the Bishops Palace and Moat and within a quiet yet central position the development offers a high level of security and peace of mind. Offered for sale with no onward chain.

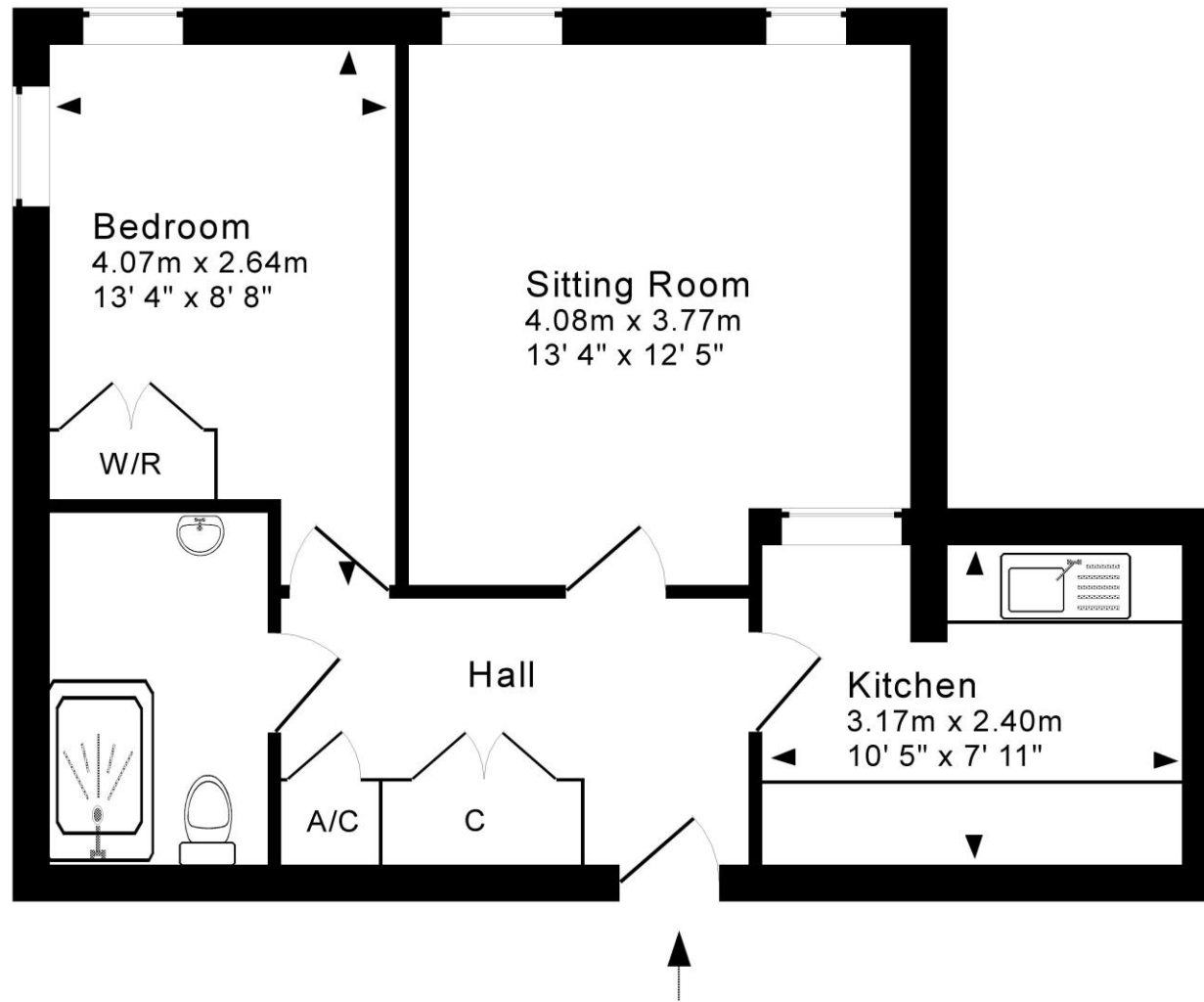
A deceptively spacious one double bedroom apartment with plenty of storage. The property is entered via a generous hallway with space for coats and shoes. The kitchen has a range of wall and base units along with a fridge, freezer, washing machine, oven and electric hob. The sitting room has a view of the moat with room for armchairs and a sofa if required. A Smart TV is included in the sale. The double bedroom benefits from a fitted wardrobe and again, there is plenty of room for side tables and additional furniture. The shower room has recently been updated and is fully tiled. There is also a toilet, wash hand basin and an electric towel rail. Lastly, off the hallway is an airing cupboard and an additional large storage cupboard.

To the front of the development there is an area for residents' and visitors' parking (subject to availability). Charging/storage area for mobility scooters. Within the development there is a residents' lounge, a guest suite and a bin store. The development manager's office is set just off the communal entrance hall with a lift serving all floors. There is also a useful store room off the communal hallway on the same floor as the flat that residents can use to store suitcases etc. To the rear there is a delightful walled garden for the use of residents with direct access onto the Park via a locked gate. On the first and second floors there are communal balconies with views to the Bishop's Palace and Wells Cathedral.

Directions

Walking from the High Street into the Market Place head to the left hand side of the town hall and you will see Carlton Court. The main entrance is through an archway in the large courtyard.





For indicative purposes only.
Drawing Number : 147-0689

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