



£99,950

At a glance...



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**holland
& odam**

4 Palace Court Silver Street
Wells
Somerset
BA5 1UR

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



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.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
99 year lease from 30/09/1987
Management charge £2,712 per annum



Location

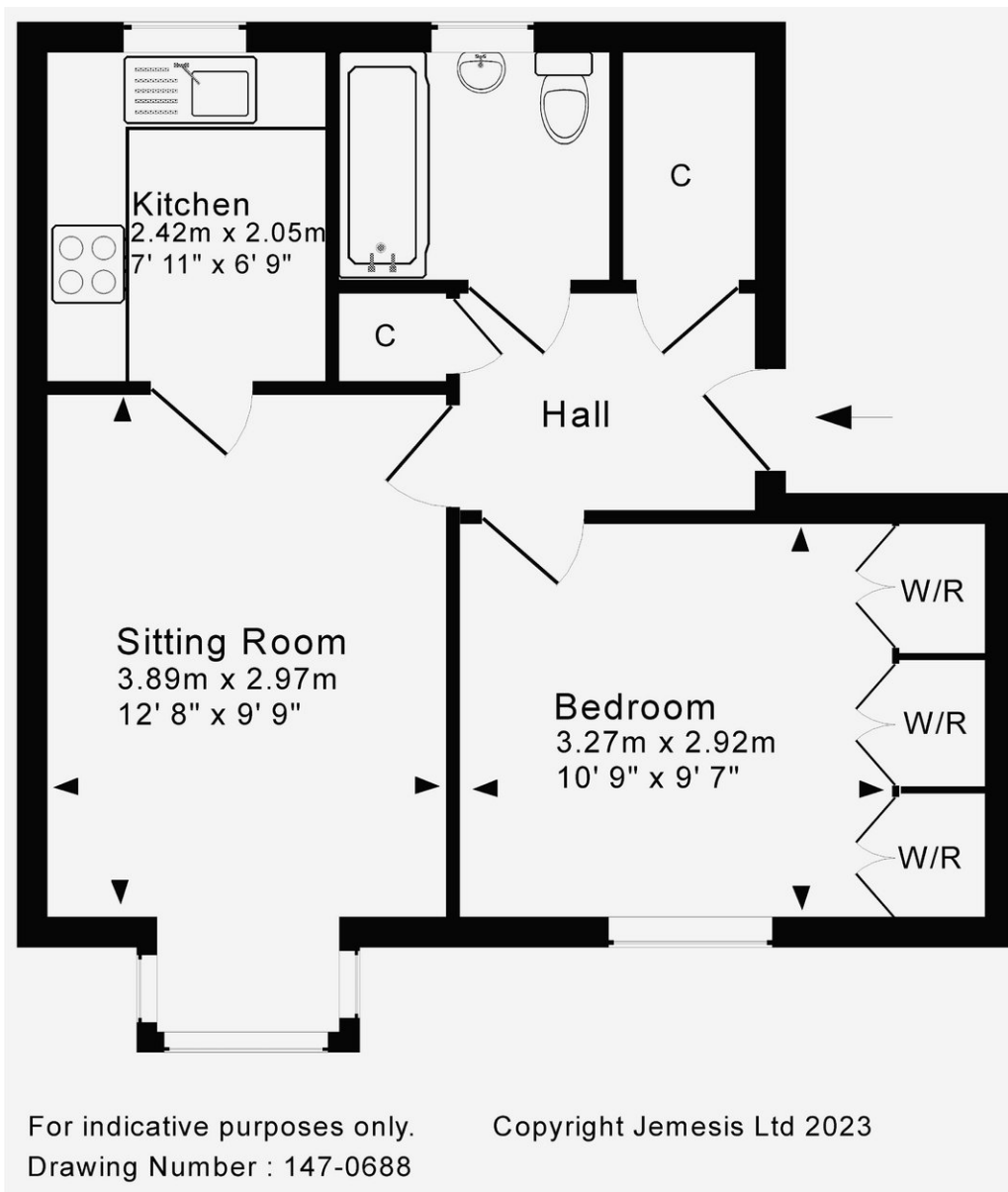
Palace Court is a short walk from the centre of Wells via a private alleyway to Southover. Silver Street is a cul de sac with easy access to the Bishops Palace, Recreation Ground, park and footpaths across countryside nearby. Wells is the smallest city in England and offers a vibrant high street with 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. Of particular note is the variety of well-regarded schools in both the state and private sectors in Wells and the surrounding area.

Insight

A well presented first floor flat with a newly fitted shower room 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.

- First floor apartment for the over 60's
- No onward chain
- Sitting room (with feature bay window) and bedroom both overlooking the farm opposite
- Newly fitted shower room
- Recently decorated throughout
- Gas fired central heating
- Double glazing
- Communal gardens and residents' and visitors' parking
- Residents' lounge and laundry. Guest suite for visitors.





DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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