



£285,000

*At a glance...*



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**holland  
& odam**

14 Anseres Place  
Wells  
Somerset  
BA5 2RT

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

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## Directions

On foot from our office proceed up the High Street into the Market Place and the entrance to Anseres Place can be found on the right hand side just past "Trespass" outdoor clothing shop.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Leasehold

Length of lease – 999 years from 1 January 2003  
Service charge as of 2024 - £2,506 per annum,  
peppercorn ground rent



## 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 immaculate top floor apartment in this sought after, gated development in the very heart of the city. With off road parking and pretty, communal courtyard gardens this oasis of calm and peace has direct access into the Market Place. A lovely mixture of period charm and contemporary living. No onward chain.

- A delightful second floor apartment in this sought after gated development
- Masses of character and in immaculate order throughout
- Open plan, double aspect living room with fully fitted kitchen
- En suite bathroom and additional shower room
- Principal bedroom with fitted storage and second double bedrooms
- Gas fired central heating
- Allocated parking space
- Attractive communal courtyard with seating area
- No onward chain! Would consider selling fully furnished





