



£295,000

*At a glance...*



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holland  
& odam

9 Carlton Court  
Wells  
Somerset  
BA5 1SF

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

01749 671020

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)





## 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.

## Services

Mains electricity, gas, water and drainage are connected. Fischer electric heating system and hot water.

## Local Authority

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

## Tenure

Leasehold (Lease extended to 2148)  
Service/Maintenance Charges £4,000 p.a.  
Ground Rent £261.72 p.a.





## Location

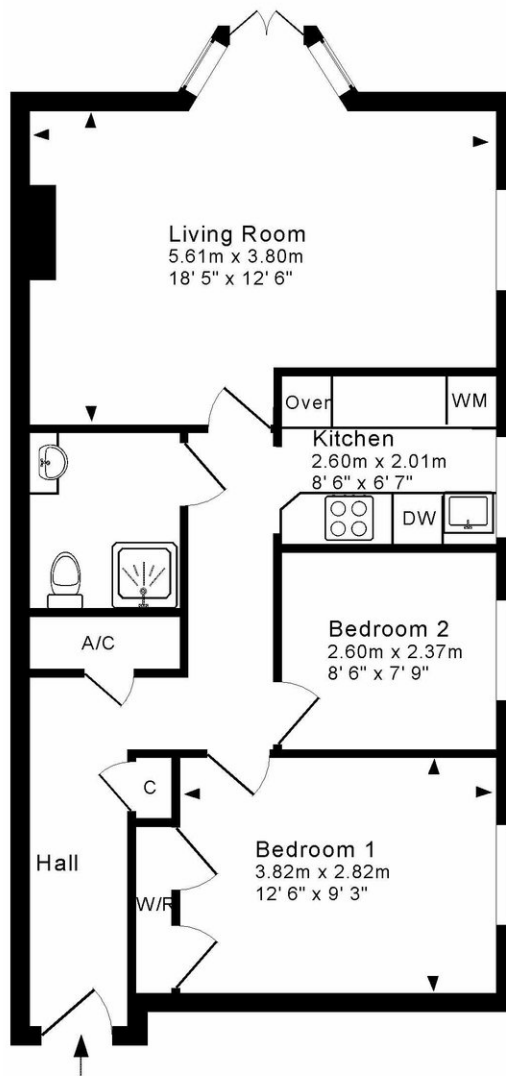
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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

A ground floor apartment in this purpose-built development for the over 60's. Enjoying lovely views and direct access onto the communal gardens. Recently improved with a very smart kitchen, a new upgraded electric heating system and a living room enjoying a double aspect and opening onto a patio. No onward chain.

- Ground floor flat for the over 60's in a sought-after central yet secure position
- Direct access onto a patio and the communal gardens via the double aspect living room
- Well appointed kitchen with a window overlooking the garden and with integrated appliances
- Shower room (originally a bathroom)
- Two bedrooms (one with two built-in wardrobes)
- Residents' and visitors' parking (subject to availability)
- Upgraded programmable electric heating system with hot water on demand
- Storage and charging for mobility scooters
- Spacious residents' lounge, guest suite and well tended gardens
- Emergency call system throughout the apartment





#### Ground Floor

For indicative purposes only.  
Drawing Number : 147-0835

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