



£247,500

At a glance...



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**holland
& odam**

21 The Cloisters
South Street
Wells
Somerset
BA5 1SA

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells High Street proceed into Broad Street. Turn left into St John Street and left again into South Street. The Cloisters can be found by taking the first turning on the right.

Services

Mains electricity, water and drainage are connected. Electric heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease - 125 years from April 1991
Service/Maintenance Charges - £2,500 per annum
Ground Rent - £290 per annum



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.

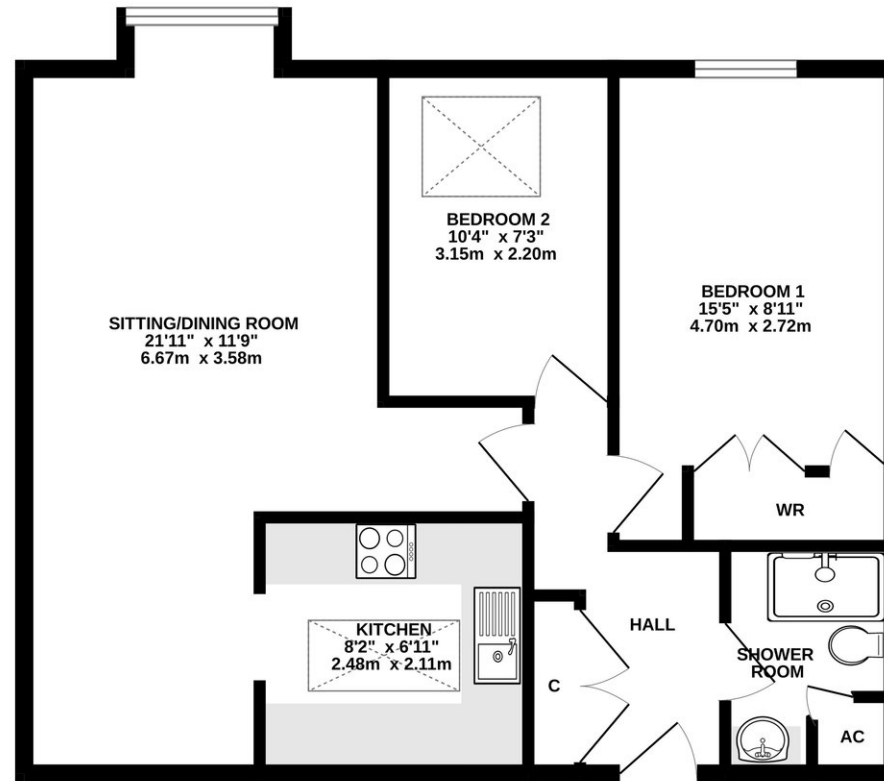
Insight

A second floor apartment for the over 55's overlooking Wells Recreation Ground from the sitting room and both bedrooms. Being completely updated by the present owner with a new kitchen, shower room and carpets, it is ready to move straight into. Set within a purpose built building served by a lift along with communal facilities including a residents' lounge. No Onward Chain.

- Stylish modern kitchen with skylight and recently refitted with integrated oven
- Large walk in shower, again, recently updated by the present owner
- New carpets, upgraded electric heating, updated water tank and redecorated
- Bedroom one is a large double and has a built in fitted wardrobe
- Large sitting / dining room which leads into the kitchen
- Lovely views over the recreation ground
- Close to the city centre with plenty of countryside walks nearby
- 55's and over
- Well presented residents' lounge with coffee mornings and activities
- Well maintained communal grounds



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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