



£235,000

At a glance...



2



1



1

EPC

B

COUNCIL
TAX

E

**holland
& odam**

19 Mondyes Court
Milton Lane
Wells
Somerset
BA5 2QX

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells High Street follow signs for Bristol A39 onto the Relief Road. Turn left into Milton Lane where the development can be found on the left hand side.

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- Expires in 2106
Service/Maintenance Charges - £4,746 per annum
Ground Rent - £495 per annum



Location

Wells is the smallest city in England and offers a vibrant high street with a variety of shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close. Bristol and Bath lie c. 22 miles to the north and north-east with mainline train stations to London at Castle Cary (c.11 miles), Bristol and Bath. Bristol International Airport is c.15 miles to the north-west.

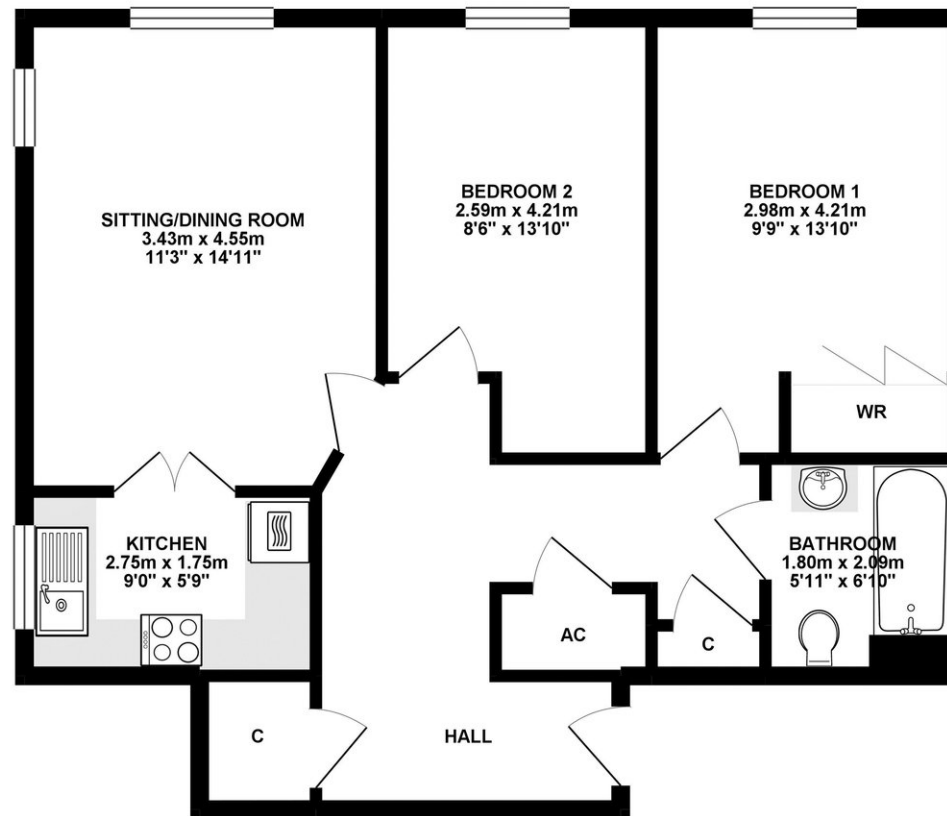
Insight

Set in a purpose-built McCarthy and Stone development for the over 55's this first floor apartment overlooks the main entrance to the site with a double aspect sitting room and two double bedrooms providing a good degree of flexibility as to how an owner might use the space. Residents' parking and communal gardens.

- Development for the over 55's
- Double aspect sitting room/diner
- Two double bedrooms
- The hallway has built-in shelving and a freestanding desk creating a handy workspace
- Double glazed
- Updated electric heating
- Development manager overseeing the communal areas
- Facilities include a guest suite, residents' lounge and a games room, laundry and bin area
- Offered for sale with no onward chain
- Residents' parking (subject to availability) and mobility scooter parking/charging area



FIRST FLOOR 62.07 sq. m.
(668.07 sq. ft.)



TOTAL FLOOR AREA : 62.07 sq. m. (668.07 sq. ft.) approx.

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.
Made with Metropix ©2019

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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.