



£325,000

At a glance...



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**holland
& odam**

Apartment 2
St. Athelm Lodge
West Street
Wells
Somerset
BA5 2GW

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From our office in Wells, continue down Broad Street and then turn right into Princes Road. Take the next left at the traffic lights into Tucker Street and then Turn left into West Street. St Athelm Lodge can be found in front of you after 100m.

Services

Mains electricity water and drainage are connected.
Air Source central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease - 999 years from 2018
Service/Maintenance Charges £5,671.25
Ground Rent £625



Location

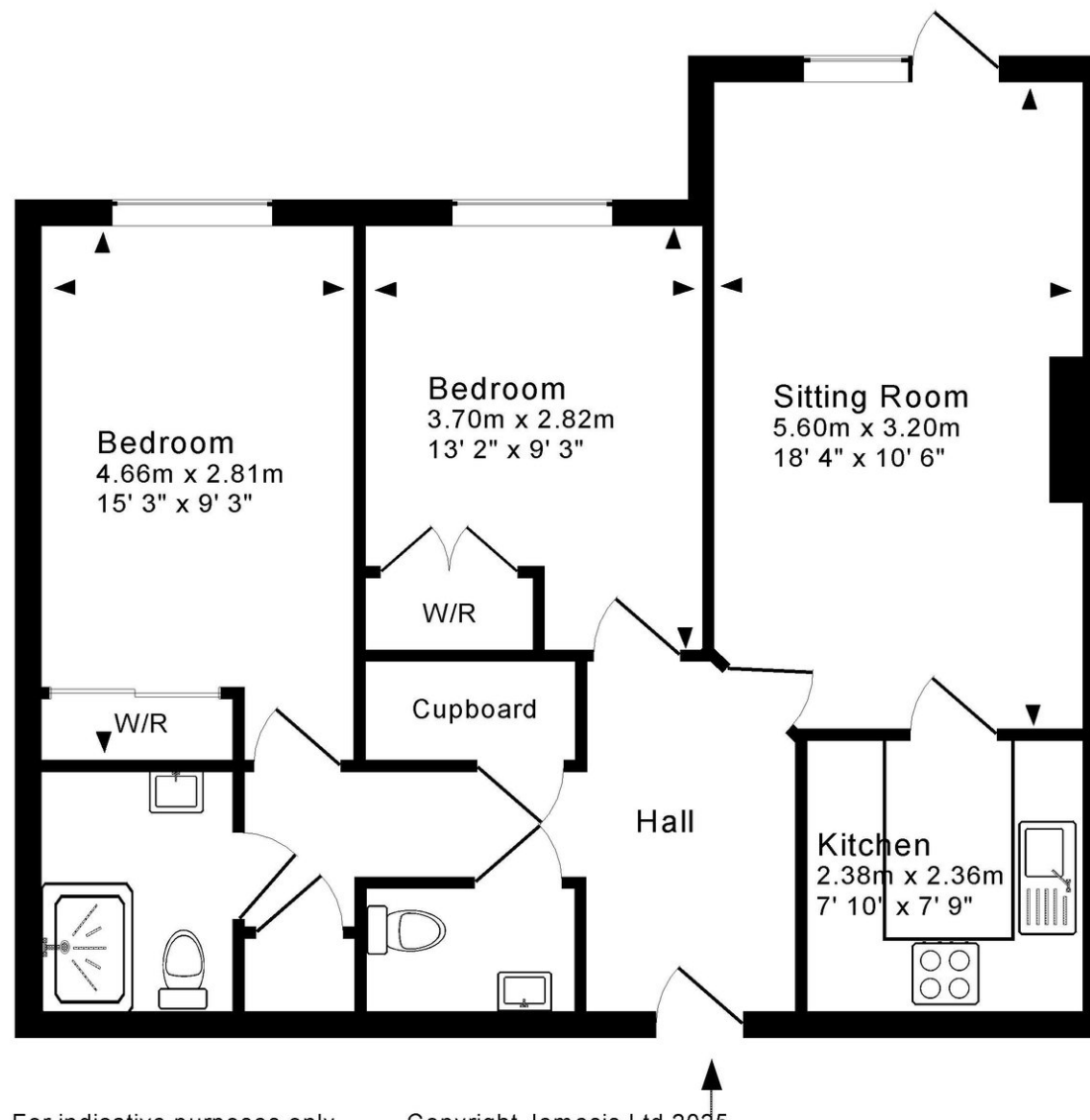
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22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

An absolutely immaculately presented luxury ground floor retirement property in the sought after development of St. Athelm Lodge. Having two double bedrooms, both with built in storage, and being a short walk into Wells and all of its amenities.

- Immaculate presentation throughout with most of the carpets being recently replaced
- Generous and bright sitting room with a door leading out onto a small patio
- Well appointed kitchen with stylish wall and base units and integrated appliances including fridge, freezer, washing machine, oven and ceramic hob.
- Shower room with W.C. and separate cloakroom
- House manager and guest suite with a communal residents lounge
- Electric charging point for mobility scooters and residents parking subject to availability
- Heating and water included in the service charge
- Close to the bus station and a short level walk into Wells





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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