



£275,000

At a glance...



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**holland
& odam**

7 Carlton Court
Wells
Somerset
BA5 1SF

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

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wells@hollandandodam.co.uk



Directions

Walking from the offices of Holland & Odam Estate Agents proceed up the High Street into the Market Place. Walk to the left hand side of the Town Hall and you will see Carlton Court. The main entrance is through an archway into a large courtyard.

Services

Mains electricity, water and drainage are connected. Electric heating via night storage heaters and panel heaters.

Local Authority

Somerset Council
0300 1232224
someset.gov.uk

Tenure

Leasehold 99 years lease from 1989
Management charge £4,221 p.a.
Ground rent £262 p.a..



Location

Set just off the Market Place in the very heart of the city centre yet enjoying a sense of peace and security. 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.

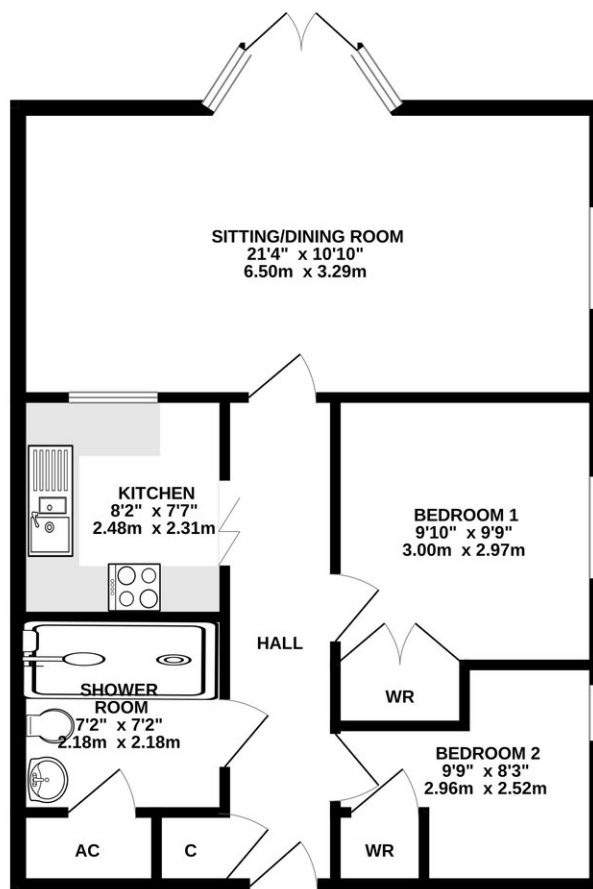
Insight

A ground floor apartment in a purpose-built development for the over 55's. Enjoying direct access onto the communal gardens the property also benefits from a double aspect sitting room diner and two bedrooms. Further facilities include residents' lounge, guest suite and parking. No onward chain

- Ground floor retirement flat for the over 55's with emergency call system throughout
- Direct access onto the walled, communal gardens
- Double aspect sitting room/diner with ornate coving and ceiling roses
- Stylish fitted kitchen with integrated oven, hob and washer dryer with freestanding fridge/freezer
- 2 bedrooms (both with built-in storage)
- Re-fitted shower room with walk-in shower and a large, useful shelved airing cupboard
- Residents' lounge and well maintained communal garden with access onto the Recreation ground
- Residents' parking (subject to availability)
- Guest suite available. Communal balconies on the first and second floors overlooking the Bishop's Palace and moat
- Incredibly central yet quiet location



GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 631 sq.ft. (58.6 sq.m.) 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.
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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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