





£225,000

To View:

Holland & Odam
55 High Street, Wells, Somerset

BA5 2AE

01749 671020
wells@hollandandodam.co.uk



Energy
Rating **B**

Council Tax Band
E

Services

Electric heating
All mains services

Local Authority

Mendip District Council
0300 3038588
mendip.gov.uk

Tenure

Leasehold
Length of lease - 125 years from 2007
Service charge - £3,214.18 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.

Description

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. Facilities include residents' parking and well tended communal gardens. Residents' lounge and laundry on the ground floor. 24/7 emergency call system. Development manager. Residents' store room. Games room. Guest suite for visitors (pre-bookable at a minimal charge). Covered area and charging of mobility scooters. House manager to oversee the smooth running of the building. The communal entrance hall has both lift and stairs to the first floor and a solid door leads into a spacious private entrance hall with entry phone system, airing cupboards, walk-in cupboard with light and a further store cupboard with consumer unit. The sitting room has a double aspect with one window overlooking the gated entrance to the development and the other window looking into Milton Lane. Within the sitting room there are television and telephone points and a feature electric fire. Off the sitting room is a well equipped kitchen also overlooking the main entrance. The wall and base units have an electric oven and hob with a recirculating hood over in addition to integrated fridge and freezer. There are two double bedrooms (one of which could easily be used as a dining room) with the master bedroom having built-in storage and television and telephone points. The bathroom is fitted with a bath with shower over, wash hand basin and W.C.

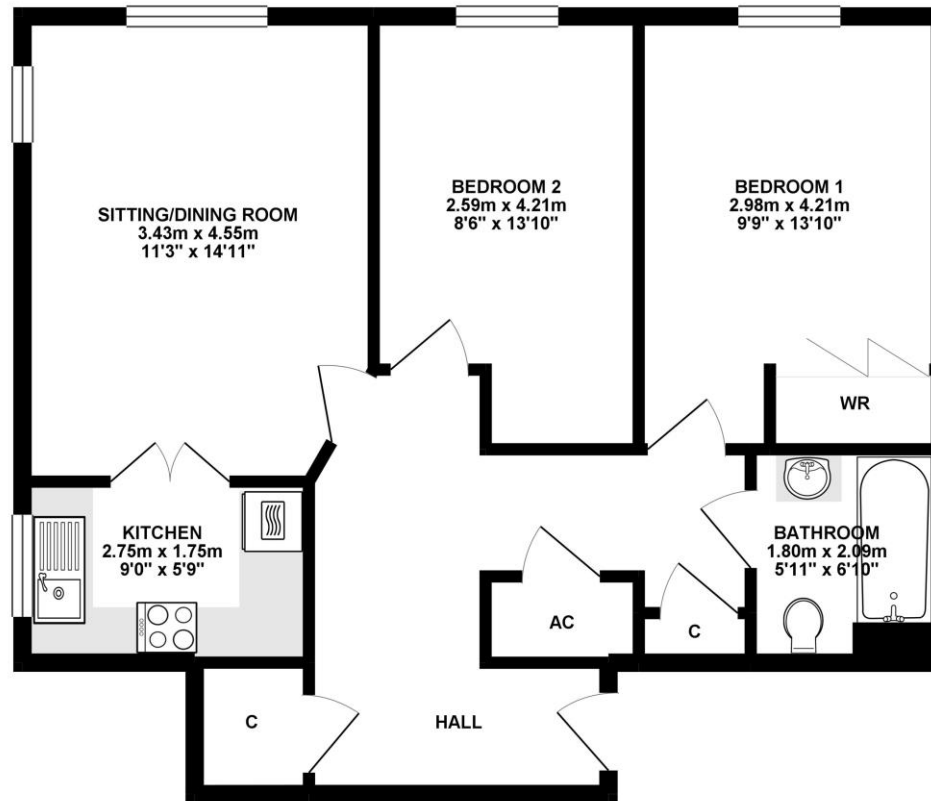
Well tended communal gardens run around the property. Residents' parking via automatic gates (subject to availability). Laundry room with washing machines, dryers and ironing area. Bin store/recycling area. Well appointed residents lounge just off the entrance hall. Residents' store room. Games room. Guest suite that can be pre-booked at a minimal charge. Parking for residents' use and also a covered area for the storage and charging of mobility scooters.

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.



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.
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