

LAUREL & WYLDE

E S T A T E A G E N T S



19 Welsh Court Charter Way, Wells, BA5 2GD £125,000

*** SPACIOUS GROUND FLOOR APARTMENT *** KITCHEN/DINING ROOM *** DOUBLE BEDROOM ***
COMMUNAL GARDEN AND PARKING *** IDEAL FOR FIRST TIME BUYER OR INVESTMENT *** CLOSE TO LEISURE
CENTRE AND WELLS CITY CENTRE *** EPC C **** COUNCIL TAX BAND A ***

A Spacious ground floor apartment featuring a generous kitchen/dining room, double bedroom, and access to a communal garden and parking. Ideally suited for first-time buyers or investors, the property is conveniently located near the leisure centre and Wells city centre. EPC Rating: C | Council Tax Band: A.

Entrance

Entrance to the apartment is via a UPVC double glazed door with double glazed window into a communal hallway that leads to the front door and rear communal garden.

Hallway

Entrance to the hallway is via a wood effect composite door with two small double glazed windows. The hallway is spacious with two large storage cupboards, one of which house a Valiant Combi boiler. There is a ceiling light and with doors to the lounge, kitchen, bedroom and bathroom.



Lounge

A spacious front aspect room with UPVC double glazed windows overlooking the communal grounds and trees to the front, ceiling light, radiator.



Kitchen

A spacious rear aspect room with UPVC double glazed windows overlooking the communal rear garden, vinyl flooring, ceiling light, radiator, built in base and eye level units, stainless steel sink, integrated electric oven, hob and extractor fan, space for a washing machine, space for a small table and chairs.



Bedroom

A spacious front aspect room with UPVC double glazed windows overlooking the communal grounds and trees to the front, ceiling light, radiator.



Bathroom

A rear aspect room with UPVC obscure double glazed window, wood effect laminate flooring, ceiling light, radiator, low level wc, pedestal wash hand basin, panel enclosed bath with built in electric shower, fully tiled to all sensitive areas.



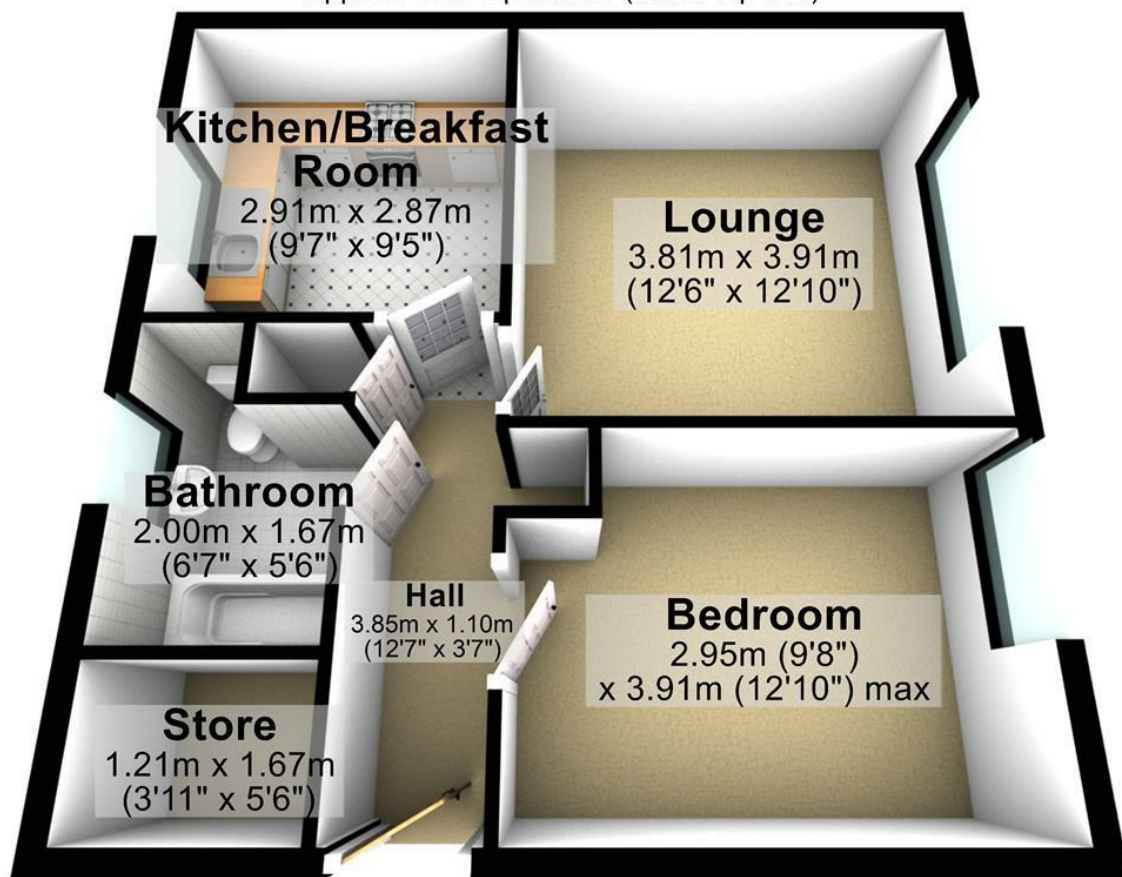
Outside

Communal Parking is plentiful to the front of the building. The rear has a communal area shared with 3 other apartments, with shrub borders, fenced off to all sides, suitable to have some seating and an area for drying clothes



Ground Floor

Approx. 47.2 sq. metres (507.9 sq. feet)



Total area: approx. 47.2 sq. metres (507.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	