

## 30 Mondyes Court

15-17 Milton Lane, Wells, Somerset, BA5 2QX



**PRICE: Guide Price £219,950**

**Lease: 125 years from 2000**

### Property Description:

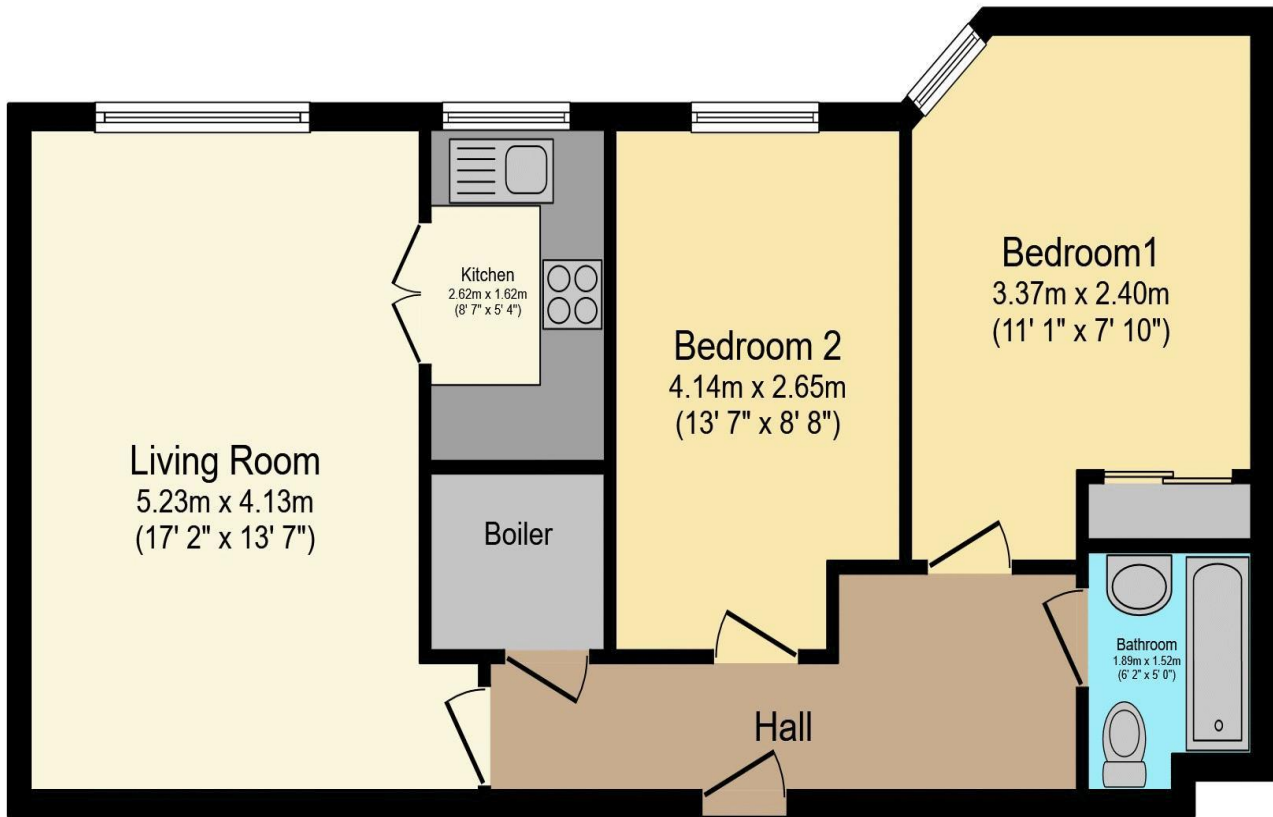
A FIRST FLOOR TWO BEDROOM RETIREMENT APARTMENT WITH NO ONWARD CHAIN Mondyes Court was built by McCarthy & Stone and consists of 44 apartments arranged over three floors each served by a lift. The apartments consist of one or two bedrooms, entrance hall, lounge/dining room, fitted kitchen, bathroom, French balconies and ensuites to selected apartments. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. It is a condition of purchase that residents be over the age of 55 years. Please speak to our property consultant if you require any information regarding Event Fees that may apply to this property.

Residents' lounge  
Guest suite  
Development Manager  
Emergency Appello call system  
Minimum Age 55

Communal gardens and Car Park  
Laundry room  
Security entry system  
Lease 125 years from 2000



**For more details or to make an appointment to view, please contact  
Rachel Hazell**



Total floor area 61.3 m<sup>2</sup> (660 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 82                      | 85        |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

**For Financial Year Ending:**

**31/8/24**

**Annual Ground Rent:**

**£495.00**

**Ground Rent Period Review:**

**2030**

**Annual Service Charge:**

**£4,967.08**

**Council Tax Band:**

**E**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.