

30 Mondyes Court

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



PRICE: Guide Price £219,950

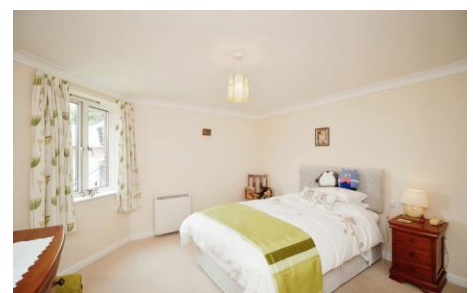
Lease: 125 years from 2000

Property Description:

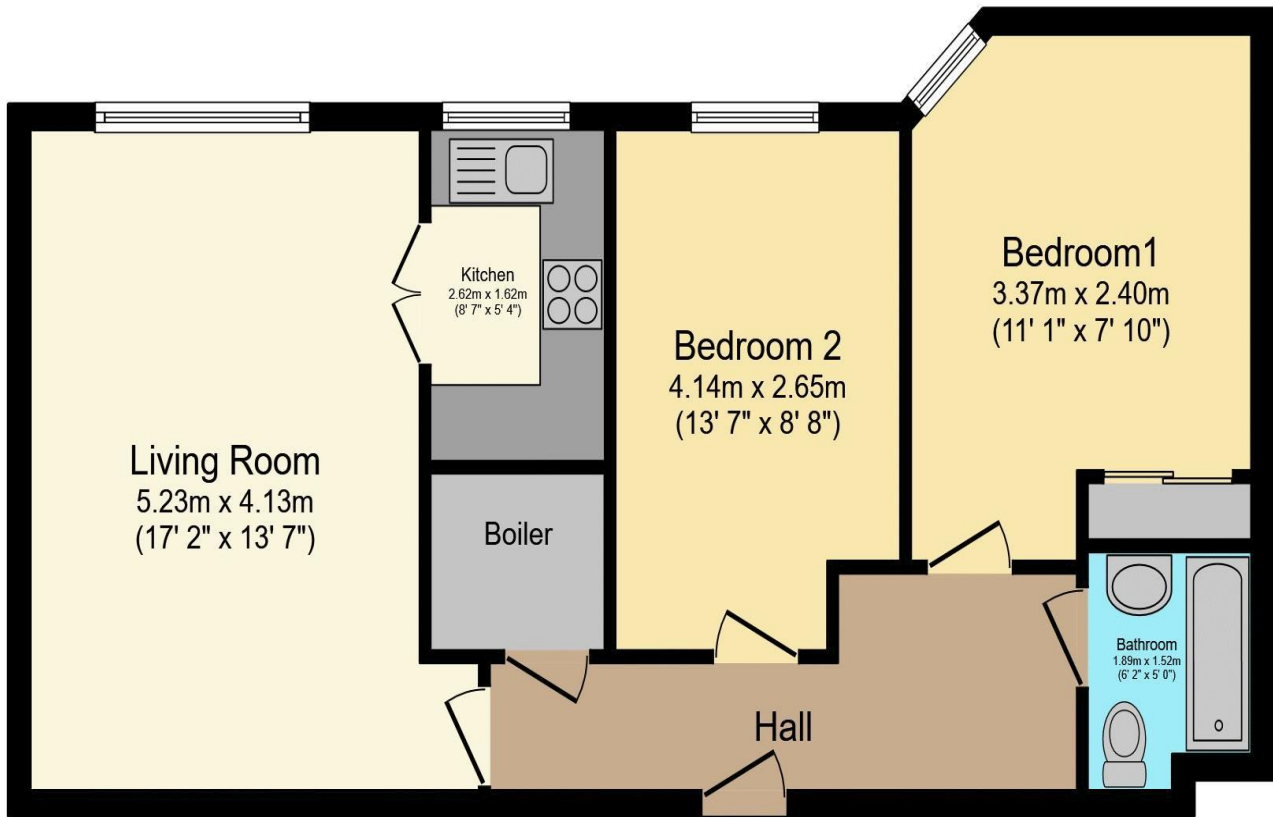
A FIRST FLOOR TWO BEDROOM RETIREMENT APARTMENT WITH NO ONWARD CHAIN

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 ensembles 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 m² (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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	82	85
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/2025

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.