



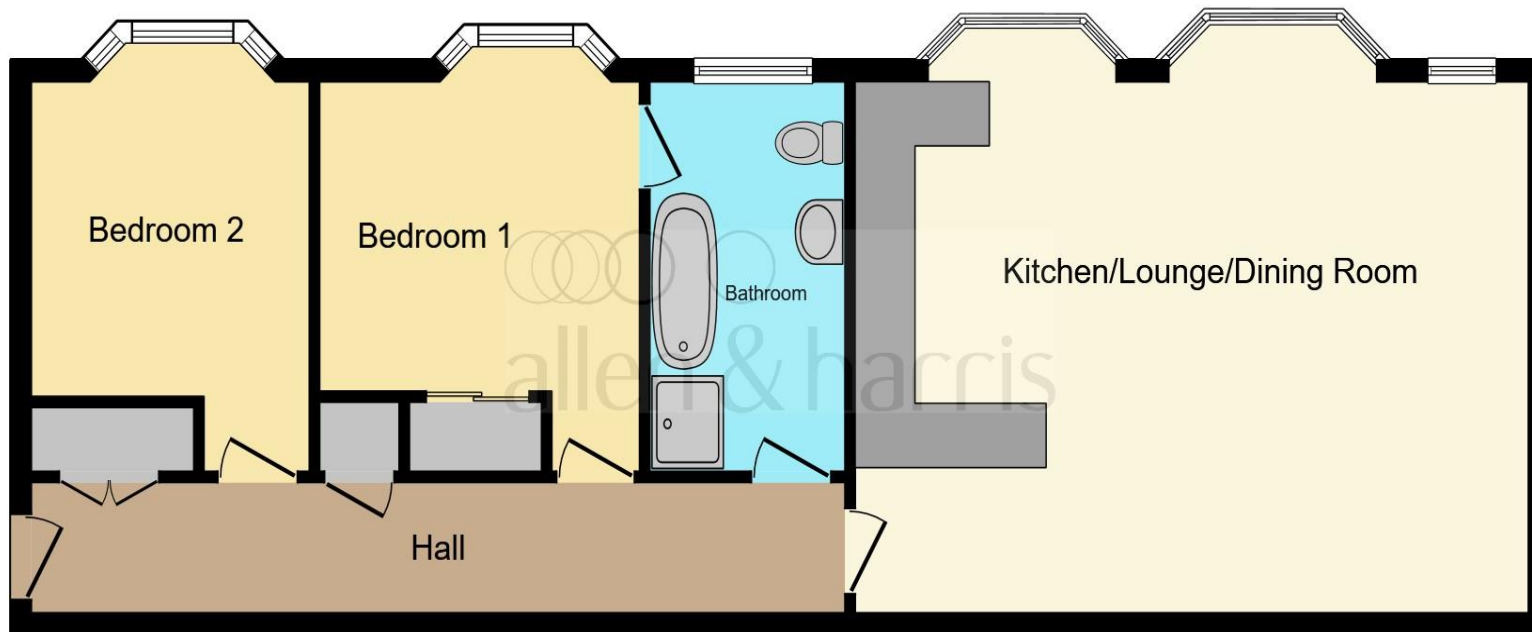
11 Anseres Place, Wells, BA5 2RT

welcome to

Anseres Place, Wells

An exceptional apartment tucked away in the heart of Wells, full of character whilst delivering the best in contemporary living ** Open Plan Living Accommodation ** 2 Double Bedrooms ** High Specification Integral Kitchen & Well-Appointed Bathroom with Underfloor Heating, Bath & Large Shower.





Outside

Private Entrance Hall

Kitchen / Lounge/ Dining Room

16' max x 22' max (4.88m max x 6.71m max)

Main Bedroom

10' x 11' (3.05m x 3.35m)

Bedroom Two

9' x 11' (2.74m x 3.35m)

Jack & Jill Bathroom

Communal Courtyard Gardens

Parking

Tenure

Leasehold - 999-year lease from 2003.
With active residents' association working alongside a reputable management company which we are advised provide a hands-on approach ensuring proactive property management: including garden maintenance, window cleaning and communal upkeep.

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). Powered by www.focalagent.com

welcome to

Anseres Place, Wells

- An Impressively Spacious First Floor Apartment ** 17th Century Coach House Conversion
- Attractive Exposed Stone Frontage ** Canted Bay Windows
- Open Plan Living Accommodation ** Contemporary Kitchen with full range of Integrated Appliances
- 2 Generously Sized Double Bedrooms ** Fitted Wardrobes
- Well Appointed Contemporary Bathroom with Underfloor Heating & Large Walk-In Shower
- Secured Access & Electric Gated Parking ** Secluded Communal Garden

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over
£350,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL105724



Property Ref:
WEL105724 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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