

LODESTONE



16 King Alfred Courtyard





16 King Alfred Courtyard

BA5 2RL

Guide Price: £185,000

1 
Bedrooms

1 
Bathrooms

1 
Receptions

PROPERTY FEATURES

- Opportunity in sought after development for the over 55's
- Secure courtyard design just off Wells High Street
- Well positioned ground floor apartment
- Residents lounge and guest suite
- Communal garden areas
- On site manager
- Cosy apartment for easy living



In Wells Somerset, a rare opportunity has arisen to purchase one of the very popular apartments in the King Alfred's courtyard development for the over 55's. Tucked away just behind the High Street there is superb and easy access to all the benefits this beautiful small cathedral city has to offer and this apartment has the added benefit of being on the ground floor. Built around a central courtyard the refurbished stone-built cottages and apartments adjoin new buildings which blend sympathetically with the old stone facades. There are eighteen properties in total arranged around the central courtyard which can only be approached via video monitored automated gates. There is a non-resident house manager, a pre-bookable guest suite and residents' lounge. All communal areas are well maintained. No. 16 is positioned off the main courtyard area and the glazed front door opens into the hallway from where the sitting room connects to the kitchen. Whilst the property would benefit from some updating décor wise it offers an easy to maintain and well positioned home within this development. There is a conveniently placed downstairs WC and stairs lead to the first floor landing where there is a double bedroom with fitted wardrobes, a bathroom with shower and bath and an airing cupboard. The property is light and pleasant with windows to the front aspect overlooking the courtyard.

Outside

There are attractive and well-maintained communal gardens with areas of lawn, flowerbeds and benches for residents to enjoy this sunny area. A small residents car park is on-site and is accessed via electric gates from Union Street car park. Spaces are subject to availability.

Situation

King Alfred Courtyard is perfectly situated in the centre of Wells, the smallest Cathedral city in England. The high street is vibrant and home to a good selection of chain stores (such as Boots and Waterstones) and a



variety of independent shops, restaurants and pubs. There is a twice weekly market offering good local produce, delicious fresh fish, meat products and a variety of street food. Wells also has a choice of supermarkets including Waitrose, Tesco, Morrisons and a new Lidl, soon to be built. At the very heart of the city is the stunning mediaeval Cathedral, Bishop's Palace with its superb garden, and Vicars' Close (reputed to be the oldest surviving residential street in Europe). Wells is fast becoming the South West's go-to place for festivals with annual food, literary, comedy and theatre events. The cafe culture within the Market Place offers a wonderful opportunity to sit and watch the world go by. Tables and chairs adorn the cobbled square surrounded by fabulous architecture, historic buildings. With both the Cathedral School and the Cathedral itself, there are all year opportunities for musical concerts and other events, and regular shows in the Little Theatre and a multi-screen cinema. Other local attractions and amenities include the well-known Bath and West Show Ground, the Wells and Mendip golf clubs whilst sailing and fishing can be found on the Chew Valley and Blagdon Lakes. The heritage city of Bath and regional centre of Bristol are both within very easy reach

Directions

BA5 2RL

what.3.words: crouches.promising.skirt

Service Charges

Service Charge: £4,932.85 per annum Ground Rent: £350.00 per annum The service charge includes, buildings insurance, grounds maintenance, external property maintenance, cleaning and maintenance of communal areas and house manager (Monday-Friday).

Viewing by appointment only

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council

Council Tax Band: D

Guide Price: £185,000

Tenure: Leasehold Approximately 102 years remaining of 125 year lease as at 2025

PART B

Property Type:

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: A small residents car park is on-site and is accessed via electric gates from Union Street car park. Spaces can be leased and are subject to availability.

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: There are restrictions within the leasehold title. We would recommend you review the Title/deeds of the property with your solicitor.

Rights and Easements: There are restrictions and rights withing the leasehold title. We would recommend you review the Title/deeds of the property with your solicitor. A copy of the lease is available with Lodestone.

Flood Risk: According to the following website <https://check-long-term-flood-risk.service.gov.uk/risk#> the risk of surface water and sea and river flooding is very low

Coastal Erosion Risk: N/A

Planning Permission: We are not aware of any undecided planning applications that affect the property

Accessibility/Adaptations: The development is designed to be accessible for those with limited mobility

Coalfield Or Mining Area: N/A

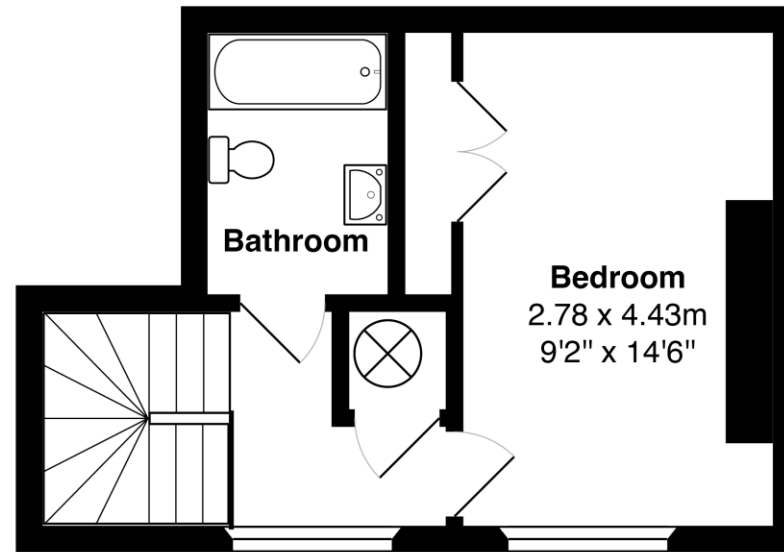
Energy Performance Certificate: E

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

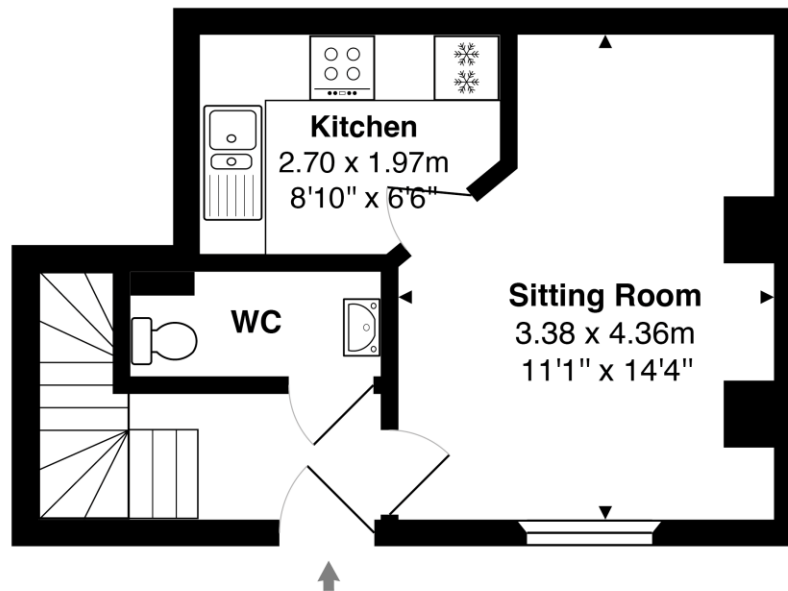
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any

16 King Alfreds Courtyard, Wells

Approximate gross internal floor area of main building
- 51.1 m² / 550 ft²



First Floor
Area: 25.4 m² ... 273 ft²



Ground Floor
Area: 25.7 m² ... 277 ft²



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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