



£315,000

At a glance...



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**holland
& odam**

14 Anseres Place
Wells
Somerset
BA5 2RT

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

On foot from our office proceed up the High Street into the Market Place and the entrance to Anseres Place can be found on the right hand side just past "Trespass" outdoor clothing shop.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold

Length of lease – 999 years from 1 January 2003
Service charge as of 2024 - £2,400 per annum
with a peppercorn ground rent



Location

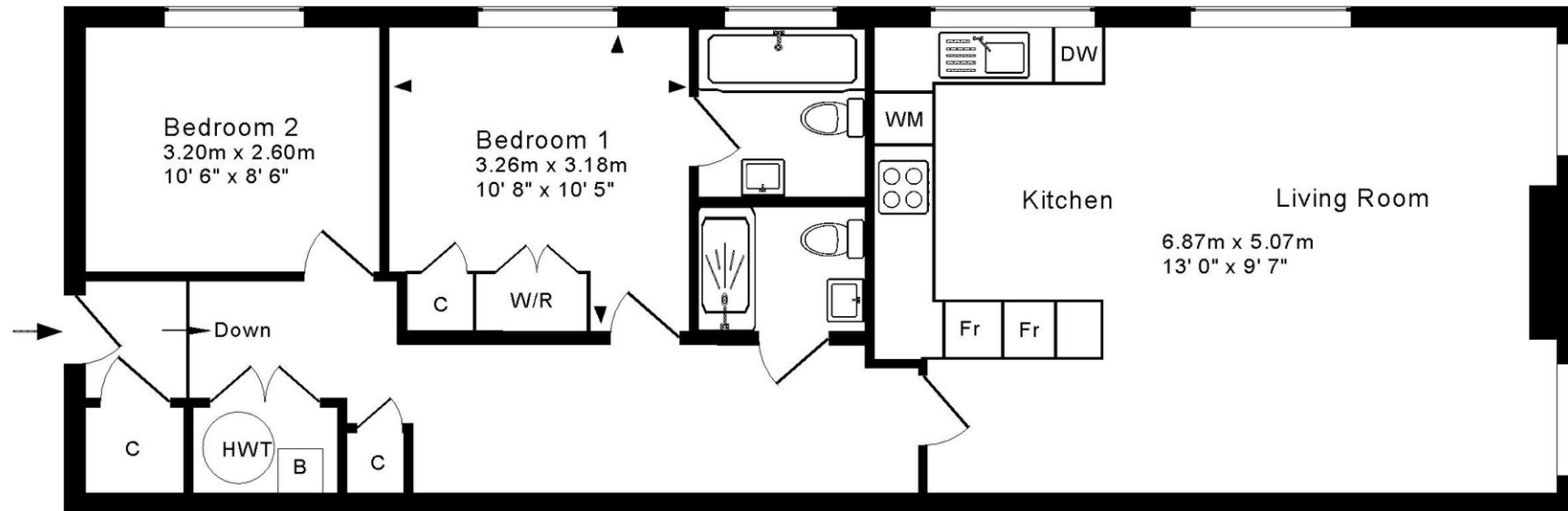
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath. Bristol International Airport is c.15 miles to the north-west. Of particular note is the variety of well-regarded schools in both the state and private sectors in Wells and the surrounding area.

Insight

An immaculate top floor apartment in this sought after, gated development in the very heart of the city. With off road parking and pretty, communal courtyard gardens this oasis of calm and peace has direct access into the Market Place. A lovely mixture of period charm and contemporary living. No onward chain.

- A delightful second floor apartment in this sought after gated development
- Masses of character and in immaculate order throughout
- Entry phone system to the development with automatic opening door
- Open plan, double aspect living room with fully fitted kitchen with appliances
- En suite bathroom and additional shower room
- Principal bedroom with fitted storage and second double bedroom
- Gas fired central heating
- Allocated parking space within a secure area with remote control gates
- Attractive communal courtyard with seating areas and storage area for bikes etc
- No onward chain!





Ground Floor

For indicative purposes only.
Drawing Number : 147-0894

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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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