

Asking Price £180,000 Leasehold

1 Bedroom, Apartment - Retirement

25, St. Athelm Lodge West Street, Wells, Somerset, BA5 2GW

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Churchill
Sales & Lettings
Retirement Property Specialists

St. Athelm Lodge

St Athelm Lodge is a stylish development of 31, one and two-bedroom retirement apartments located on West Street, at the heart of this historic Cathedral city. Wells lies sheltered beneath the southern slopes of the Mendip Hills and qualifies as England's smallest and Somerset's only city, named after the springs (or wells) which rise within the 14 acres of Bishops Palace grounds.

Wells Cathedral, Bishop's Palace and Vicar's Close, the oldest intact medieval street in Europe, are all located in the City centre. St Athelm Lodge is well located for a range of shops and amenities including several supermarkets, a bank, bakery, pharmacy, Doctor's surgery, Dentist and hairdresser. The Wells Little Theatre is operated by a voluntary society and puts on a variety of operatic and other productions whilst The Wells Film Centre is a charming independent cinema with three screens.

Within 25 miles you can visit many attractions which include the caves at Wookey Hole, Cheddar Gorge and Caves, Glastonbury Abbey and the Fleet Air Arm Museum. Wells is serviced by regular local buses to Weston-super-Mare, Shepton Mallet, Shepperton, Bristol and Bath.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

St Athelm Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

St Athelm Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

St Athelm Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.







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Property Overview

ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT

Welcome to St Athelm Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom apartment. The property is presented in fantastic order and is conveniently located on the same floor as the Guest Suite.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. Dual aspect windows provide lots of natural light as well as lovely views over the communal gardens.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer. A window allows for light and ventilation.

The Bedroom is a generous double room with a built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a curved shower with handrail, heated towel rail, WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful walk in storage cupboard located in the hallway.

Call us today to book your viewing at St Athelm Lodge!







Features

- One bedroom second floor apartment
- Stunning views of communal gardens
- Lift to all floors
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- Close to the town centre & excellent transport links
- Buggy store with charging points
- Owners' private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country







Key Information

Service Charge (Year ending 31st May 2027) £3,851.54 per annum.

Ground rent £822.98 per annum. To be reviewed June 2032.

Council Tax Band D

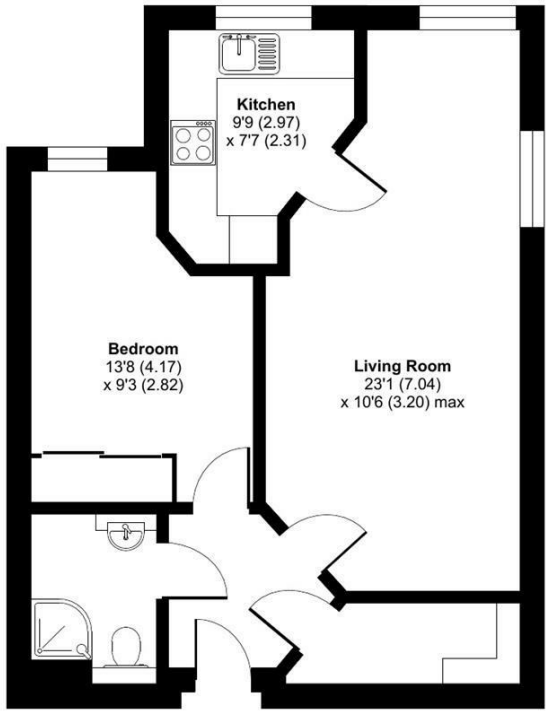
999 year Lease commencing June 2018

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, Air Source Heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 508 sq ft / 47.2 sq m

For identification only - Not to scale



EPC Rating: B

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1394955

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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