



£205,000

At a glance...



1



1



1

EPC

B



E

**holland
& odam**

28 Carlton Court
Wells
Somerset
BA5 1SF

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

Walking from the High Street into the Market Place head to the left hand side of the town hall and you will see Carlton Court. The main entrance is through an archway in the large courtyard.

Services

Mains electricity, gas, water and drainage are connected. Electric heating.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease 99 year lease from 1989
Service/Maintenance Charges £2880.85
Ground Rent £262 p.a.



Location

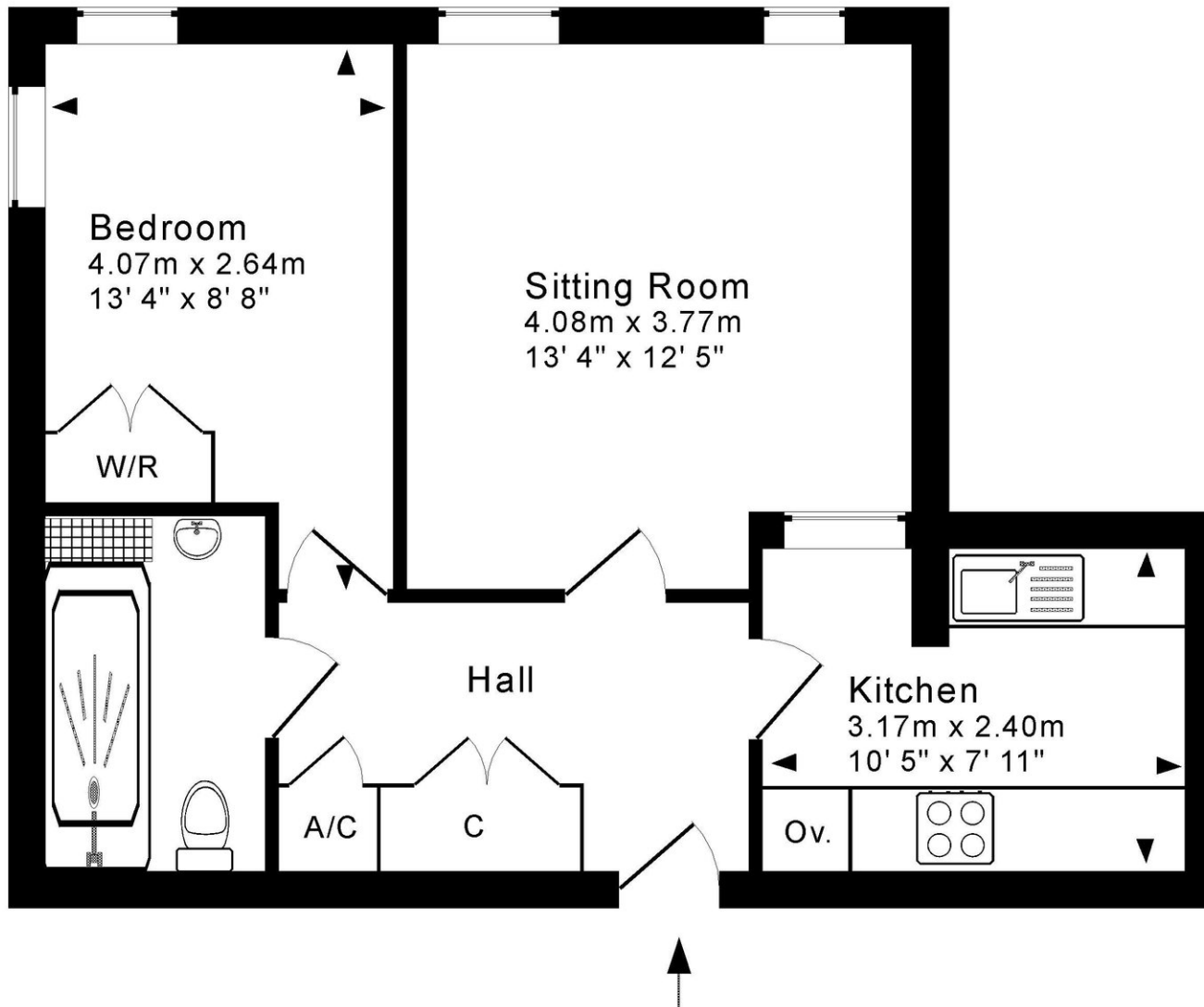
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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

A second floor apartment within a purpose built development for the over 55's served by a lift. Overlooking the Bishops Palace and Moat and within a quiet yet central position the development offers a high level of security and peace of mind. Offered for sale with no onward chain.

- Private entrance hall with airing cupboard and useful storage cupboard
- Sitting room with views of The Bishops Palace
- Fitted kitchen with plumbing for washing machine, electric oven and hob and plenty of storage
- Stylish and updated shower room
- Double bedroom with built-in wardrobe and a view to the Cathedral
- Very central yet secure environment with easily accessible communal areas
- Wonderful communal garden with access to the Park
- Residents' lounge and pre bookable guest suite
- Emergency call system throughout offering 24/7 peace of mind
- Residents' parking (subject to availability)





For indicative purposes only.
Drawing Number : 147-0856

Copyright Jemesis Ltd 2025

DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.