



£275,000

*At a glance...*



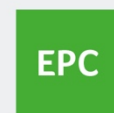
2



1



1



EPC

C



COUNCIL  
TAX

E

**holland  
& odam**

3 Carlton Court  
Wells  
Somerset  
BA5 1SF

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

01749 671020

[wells@hollandandodam.co.uk](mailto: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, water and drainage are connected.  
Electric room heaters

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Leasehold  
Length of lease 99 years from September 1989  
(Lease in process of being extended likely to be 2148)  
Service/Maintenance Charges - £4000 approx.  
Ground Rent - £261per annum.



## 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.

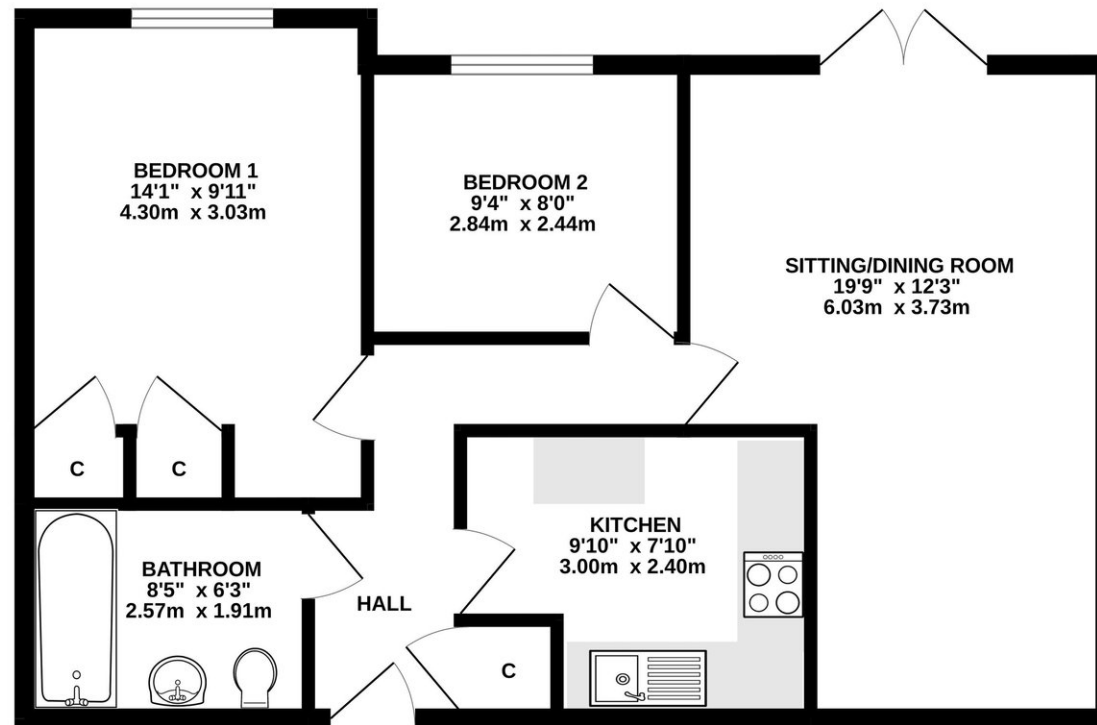
## Insight

A ground floor apartment within this purpose-built and sought after development for the over 55's that has direct access onto delightful communal gardens with a patio outside the living room. Just a short walk to the Market Place and High Street making it an ideal location. No onward chain.

- Recently redecorated with new carpets and upgraded electric heaters
- L-shaped reception room with French doors out onto a patio with delightful communal gardens beyond
- Two bedrooms, one with built-in wardrobes
- Kitchen re-fitted in recent years
- Residents' lounge, development manager and a guest suite
- Lift to all floors. Entry phone system with 24/7 emergency call system
- Communal balconies on the first and second floors overlooking the Bishops Palace and moat
- Residents' and visitors' parking (subject to availability)
- Well maintained communal areas throughout the development



GROUND FLOOR  
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

**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.