



£135,000

*At a glance...*



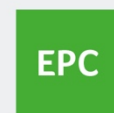
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**holland  
& odam**

17 Mondyes Court  
Milton Lane  
Wells  
Somerset  
BA5 2QX

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

01749 671020

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)



## Directions

From Wells High Street follow signs for Bristol A39 onto the Relief Road. Turn left into Milton Lane where the development can be found on the left hand side

## Services

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

## Local Authority

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

## Tenure

Leasehold  
Length of Lease 125 years (expiring June 2132)  
Service/Maintenance Charges £3,266.50 p.a.  
Ground Rent £425 p.a.



## Location

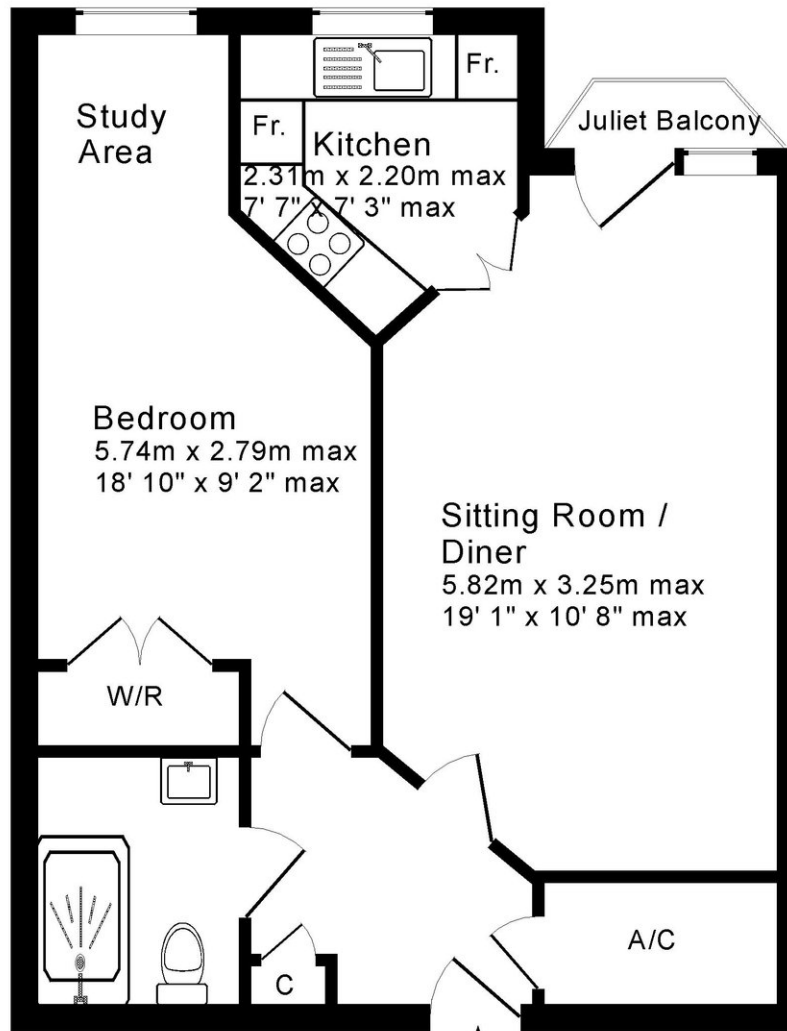
Set at the bottom a Millton Lane, a popular residential area only a short walk from the city centre. Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. 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

No onward chain and competitively priced for a quick sale. This one bedroom retirement flat for the over 55's is well presented and maintained with a Juliet balcony from the living room and a kitchen with integrated appliances. Facilities include a residents' lounge, development manager and guest suite.

- Communal entrance hall with lift to all floors and a entry phone system
- Entrance hall with large airing cupboard/store and cloak cupboard
- Living room with Juliet balcony overlooking the main entrance to the development
- Well appointed kitchen with integrated oven, hob, fridge and freezer
- Bedroom with double mirror-fronted wardrobe
- Bathroom adapted to a shower room with warm air heater and heated towel rail
- Residents' laundry and refuse area. Games room and storage area
- 24/7 emergency call system for peace of mind
- Residents' parking
- Attractive communal gardens with outside seating areas and a mobility scooter store





### First Floor

For indicative purposes only.  
 Drawing Number : 147-0885

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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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