



£239,950

*At a glance...*



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**holland  
& odam**

24 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 storage heaters.

## Local Authority

Somerset Council  
0300 1232224  
somerset.gov.uk

## Tenure

Leasehold  
Length of Lease - 99 years from 1989  
Management charge £3861.36 p.a.  
Ground Rent £260 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.

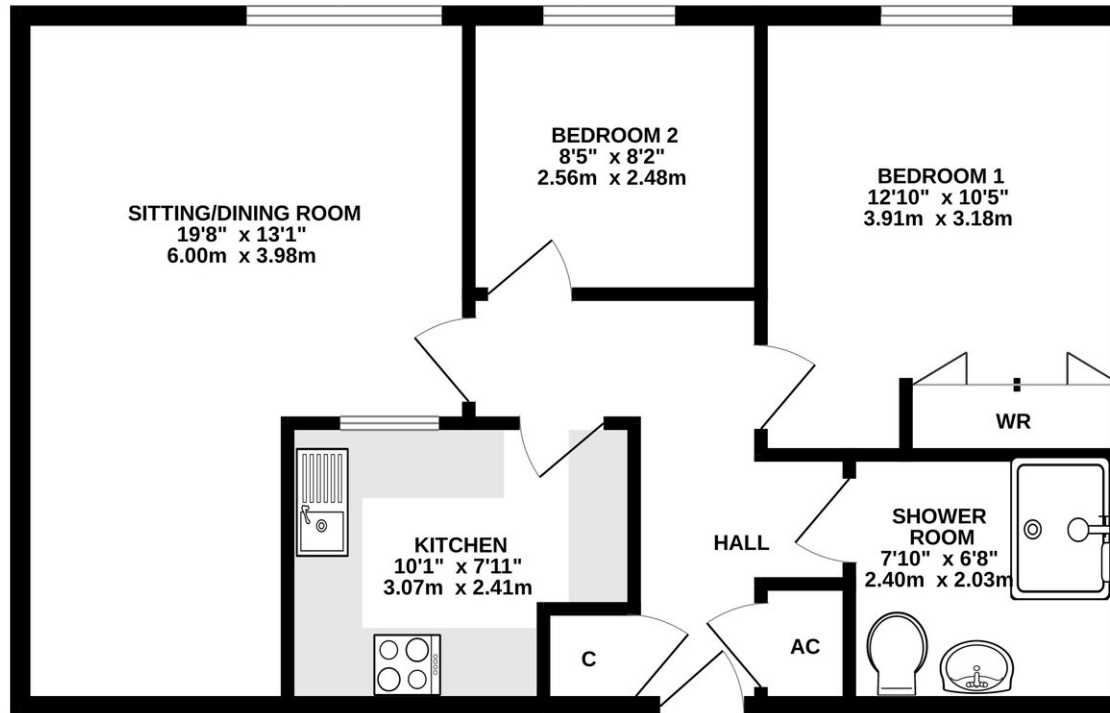
## Insight

A spacious two bedroom second floor apartment ideally located just 100m from Wells Market Place. Benefiting from having a south westerly aspect and views towards St. Cuthbert's Church. Being offered with no onward chain.

- Large sitting dining room with ample space for a table and chairs along with other furniture if desired
- Kitchen with a good amount of worktop space and plenty of wall and base units
- Bedroom one is a generous double with several built in wardrobes for storage
- Bedroom two is a good sized single room
- Spacious shower room
- Off the hallway is an airing cupboard and an additional storage cupboard
- Lift for access to all floors
- Use of well maintained communal grounds with direct access from Carlton Court to Park Walk and the recreation ground



SECOND FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 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.  
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