



£199,950

At a glance...



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**holland
& odam**

7 King Alfreds Courtyard
Union Street
Wells
Somerset
BA5 2RL

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

On foot from the offices of Holland & Odam, cross the road and turn left following the High Street towards St. Cuthbert's church. Turn right into Priest Row where one of the entrances to King Alfreds Courtyard can be found on the right just beyond the two shops.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease 125 years from 1/1/2002
Service/Maintenance Charges £6,266 p.a.
Ground Rent £678 p.a.



Location

Set just off the end of the High Street in a central yet protected and secure area. 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 four 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, each with mainline train stations. Castle Cary station

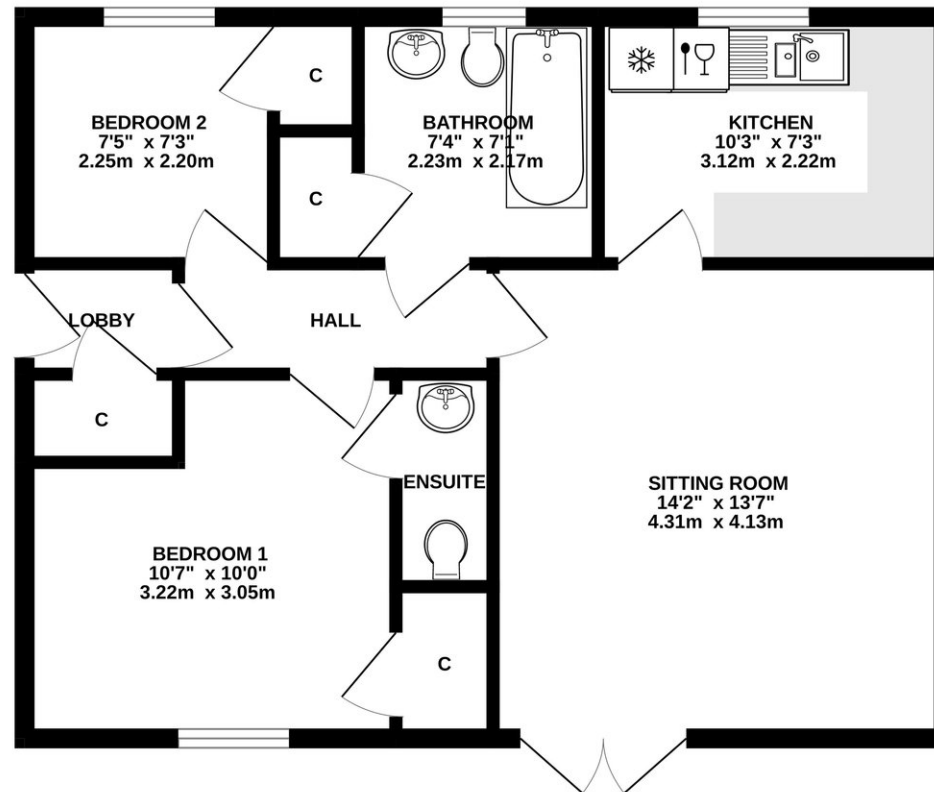
Insight

A ground floor apartment for the over 60's set in a quiet yet extremely central position just off the High Street. Offered for sale with no onward chain the property has direct access to the garden via french doors in the sitting room. An emergency call system offers 24/7 peace of mind.

- Well maintained communal facilities including lounge, guest suite, gardens and residents' lounge
- Entrance hall with storage
- Sitting room with french doors out to the communal gardens
- Kitchen with integrated appliances including oven, hob, fridge, freezer, washing machine and dishwasher
- Two bedrooms (one with en suite cloakroom)
- Bathroom with window providing natural light and ventilation
- Electric heating
- Emergency call system
- No onward chain
- Resident's parking (subject to availability)



GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.3 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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