



£104,000

*At a glance...*



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**holland  
& odam**

Flat 3  
Welsh Court  
Charter Way  
Wells  
Somerset  
BA5 2GD

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

01749 671020

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



## Directions

From Wells city centre follow signs for Cheddar A371 onto the Portway. Take the second turning right into Charter way and the third left into Welsh Court. The property can be found in the first block on the left.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
somerset.gov.uk

## Tenure

Leasehold

Length of Lease - 125 years from 2025

Service/Maintenance Charges - approximately £154.97 per annum (subject to change)

Ground Rent - Peppercorn Buildings Insurance approx' £77.55 per annum.

Will always have a potential for a sinking fund and estate charges including playground, tree works, external estate cleaning, grounds maintenance.

General value (for flats) for sinking fund is £500 per year



## Location

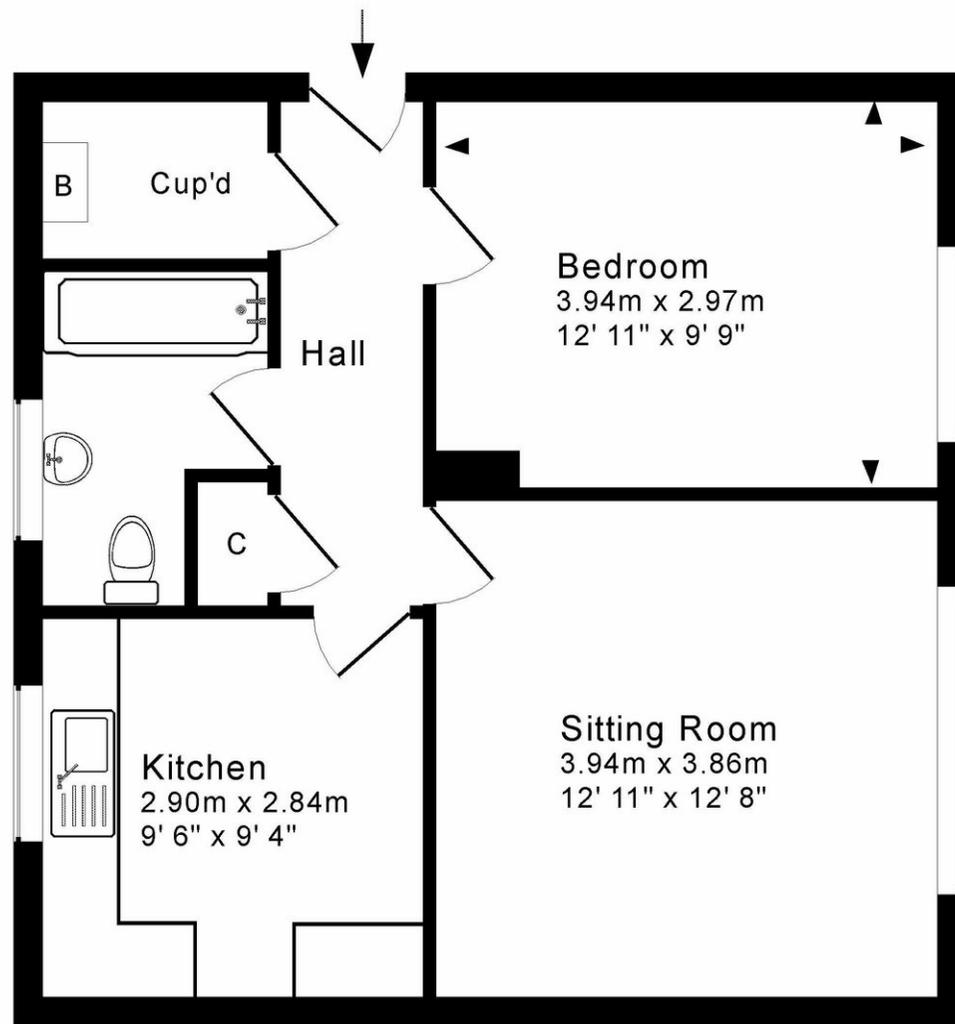
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 one bedroom first floor flat in need of some updating. Located next to the leisure centre. Use of communal grounds. Offered on a "sold as seen" basis with no onward chain.

- Ideal for a first time buyer or someone looking to downsize
- Good sized kitchen
- Generous sitting room
- One spacious double bedroom
- Bathroom with shower over, toilet and wash handbasin
- Large storage cupboard housing the gas boiler
- Additional storage cupboard on the communal landing
- Communal entrance hall with door entry system
- Use of communal gardens





## Ground Floor

For indicative purposes only.

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Drawing Number : 147-0842

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