



£275,000

*At a glance...*



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COUNCIL  
TAX

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**holland  
& odam**

15 King Alfreds Courtyard  
Union Street  
Wells  
Somerset  
BA5 2RL

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

[wells@hollandandodam.co.uk](mailto: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 central heating system.

## Local Authority

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

## Tenure

Leasehold  
Length of Lease: 125 years from 1/1/2002  
Service/Maintenance Charges £6,254 per annum.  
Ground Rent £678 per annum.





## Location

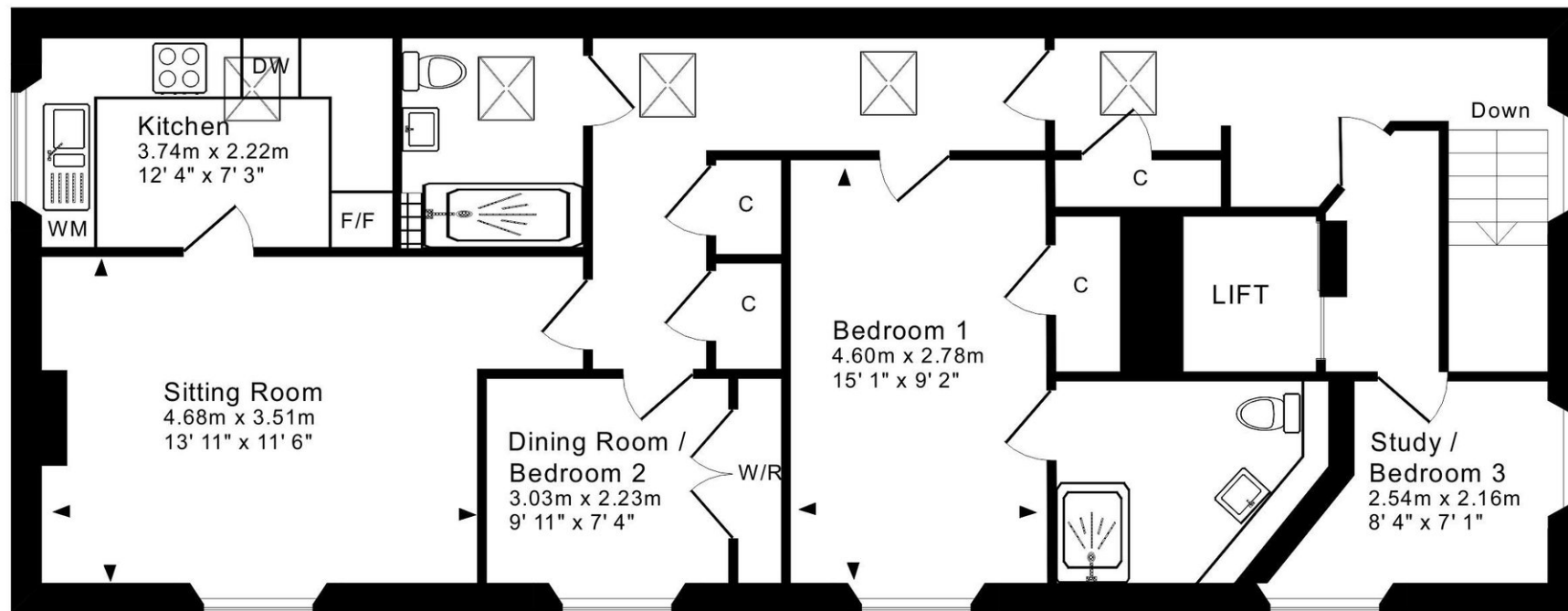
Set just off the end of the High Street in a central yet protected and secure area. Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice-weekly market and a choice of four supermarkets including Waitrose. Amenities 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 (c.11 miles away) also provides a regular direct service to London Paddington. Bristol International Airport is c.15 miles to the north-west. Wells bus station is less than 5 minutes walk from the property.

## Insight

A top floor apartment for the over 55's set in the very heart of the city centre yet within a secure and quiet environment. The property can be reached directly via a secure lift straight into your hallway. The property has the benefit of character and plenty of light. No onward chain.

- Purpose-built development in central Wells with a secure lift taking you straight to your hallway on the second floor of the building
- Sitting room with high ceiling and two windows
- Adjacent to a generous kitchen with lots of light and an extensive range of fitted furniture with integrated appliances
- Master bedroom with en suite shower room (re-fitted in 2025) and built-in storage
- Bedroom 2 currently used as a dining room with built-in storage
- Family shower room/guest cloakroom re-fitted in 2025
- Study or occasional third bedroom
- New carpets were laid in 2025
- Guest suite available within the development and a residents' lounge with kitchenette and cloakroom
- Emergency call system and entry phone for 24/7 peace of mind





## Second Floor

For indicative purposes only.

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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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