



£275,000

At a glance...



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**holland
& odam**

3 Carlton Court
Wells
Somerset
BA5 1SF

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

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 room heaters

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of lease 159 years from 29th September 1989 (newly extended)
Service/Maintenance Charges - £4000 approx.
Ground Rent - £261per annum.



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.

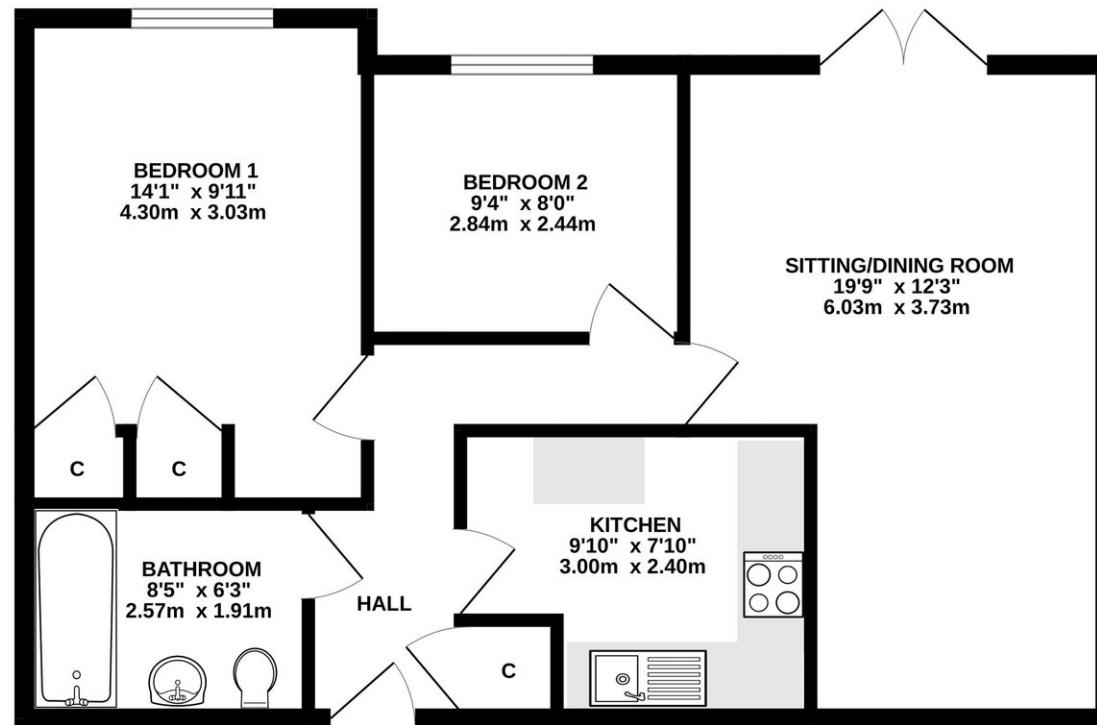
Insight

A ground floor apartment within this purpose-built and sought after development for the over 55's that has direct access onto delightful communal gardens with a patio outside the living room. The property has a newly extended lease and is set just a short walk to the Market Place and High Street making it an ideal location. No onward chain.

- Recently redecorated with new carpets and upgraded electric heaters
- Newly extended lease until 2148
- L-shaped reception room with French doors out onto a patio with delightful communal gardens beyond
- Two bedrooms, one with built-in wardrobes
- Kitchen re-fitted in recent years
- Residents' lounge, development manager and a guest suite
- Lift to all floors. Entry phone system with 24/7 emergency call system
- Communal balconies on the first and second floors overlooking the Bishops Palace and moat
- Residents' and visitors' parking (subject to availability)
- Well maintained communal areas throughout the development



GROUND FLOOR
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.5 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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