



£265,000

At a glance...



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**holland
& odam**

4 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 night storage heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease 122 years from 2026
Service/Maintenance Charges £4490.42 p.a.
Ground Rent £261.72 p.a.



Location

The development is set just off the Market Place in the heart of the city. 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.

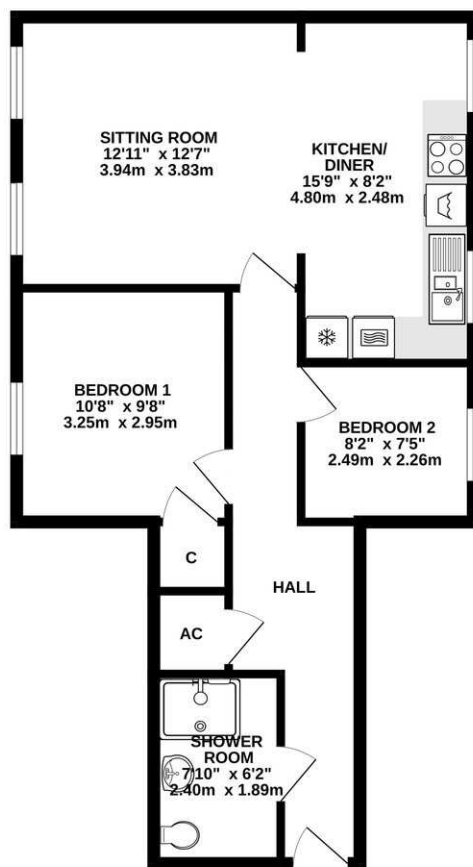
Insight

A ground floor apartment set in a development for the over 55's with a central yet quiet location overlooking the Bishops Palace with its stunning gardens and moat. The property has been reconfigured to provide an open plan living room and kitchen with the benefit of a double aspect providing masses of natural light. Offered for sale with no onward chain.

- Communal entrance hall with entry phone system, automatic door and lift to the upper floors
- Entrance hall with shelved airing cupboard
- Double aspect living room and stylish kitchen with integrated appliances including oven, hob, washing machine and fridge/freezer
- 2 bedrooms (one with built-in wardrobe)
- Re-fitted bathroom with walk-in shower
- Electric night storage heating
- Emergency call system providing 24/7 peace of mind
- Communal facilities include a residents' lounge, guest suite (set close to the property), well maintained gardens and common areas
- Development Manager to oversee the smooth running of the building
- Residents' and visitors' parking



GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.2 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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