

£275,000

At a glance...

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COUNCIL TAX	E

holland & odam

Flat 24
Mondyes Court
Milton Lane
Wells
Somerset
BA5 2QX

TO VIEW
55, High Street, Wells,
Somerset BA5 2AE
01749 671020
wells@hollandandodam.co.uk



Directions

From Wells High Street follow signs for Bristol A39 onto the Relief Road. Turn left into Milton Lane where the development can be found on the left hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold - 125 years from 2007
Service/Maintenance Charges £4,375 p.a. (TBC)
Ground Rent £495 p.a.







Location

Wells is the smallest city in England and offers a vibrant high street with a variety of shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close. Bristol and Bath lie c. 22 miles to the north and north-east with mainline train stations to London at Castle Cary (c.11 miles), Bristol and Bath. Bristol International Airport is c.15 miles to the north-west.

Insight

One of both the best locations and the largest units within this popular development for the over 55's. Offering a fine, double aspect reception room in addition to an en suite shower room to the main bedroom. For sale with no onward chain and the first time on the market since it was built.

- Enjoying well maintained communal areas including a residents' lounge, laundry, games room, guest suite and communal gardens
- 24/7 emergency call system for peace of mind
- Double aspect reception room with feature bay window
- Well appointed kitchen with integrated appliances
- Master bedroom with built-in storage and en suite shower room
- Second double bedroom with a bathroom opposite
- Secure and quiet environment with a development manager to oversee the smooth running of the building
- Attractive communal gardens
- Residents' parking and a mobility scooter storage and charging area (subject to availability)
- A short walk into the city centre with Waitrose on your doorstep





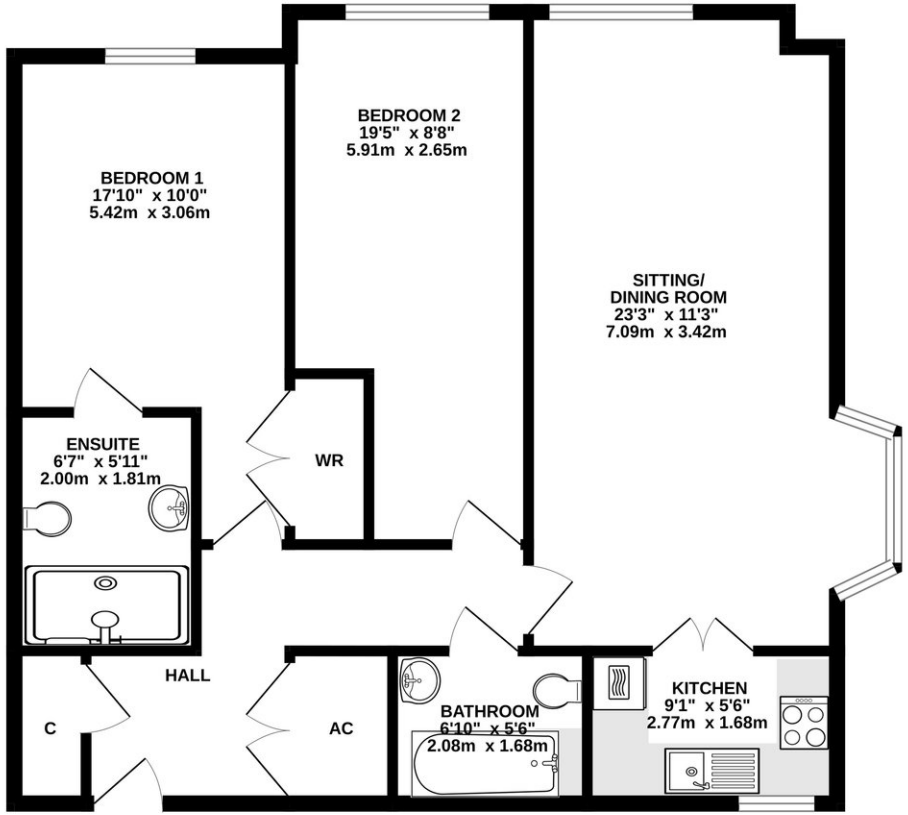








FIRST FLOOR
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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