



Guide Price
£255,000

At a glance...



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holland
& odam

20 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 wall heaters

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Management Charge - £4490pa
Length of Lease - expires 29th Sept 2088
Ground Rent £261.72pa



Location

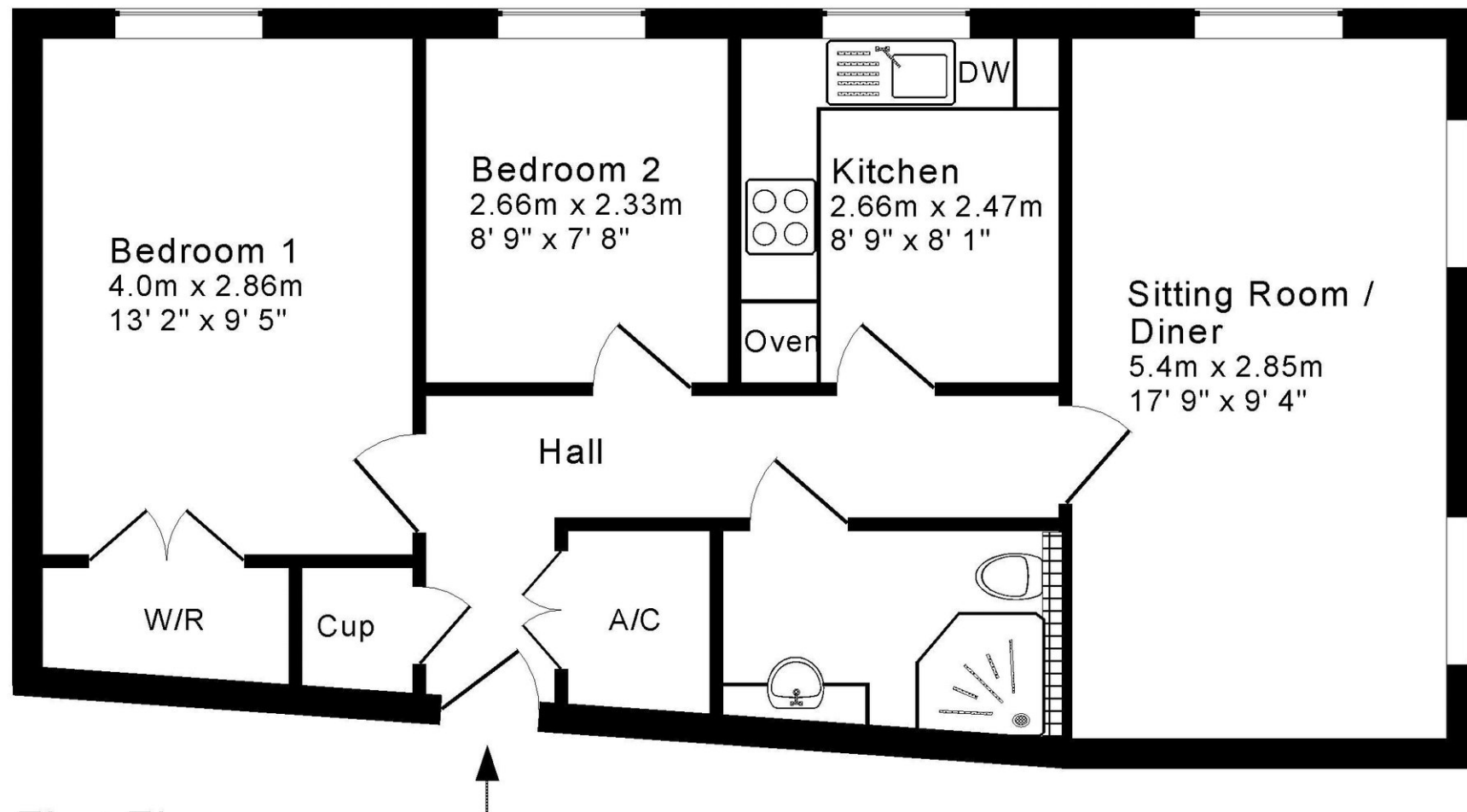
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 first floor flat within this purpose-built development for the over 55's and enjoying a southerly aspect. Set in the very heart of the city centre just a short, level walk from the Market Place. Offered for sale with no onward chain.

- First floor flat for the over 55's enjoying a southerly aspect
- Kitchen with window looking over the car park. Dishwasher, oven and space for a fridge freezer and washing machine
- Spacious, double aspect sitting / dining room being extremely light. Deep window cills give a further feeling of space
- Modern shower room with quality sanitary ware
- Bedroom one is a generous double room with a built in wardrobe
- Updated electric wall heaters
- Lovely communal areas including a residents' lounge, guest suite and development manager
- Residents' parking (subject to availability)
- Super communal garden to the rear with gated access to the recreation ground and moat
- No onward chain





First Floor

For indicative purposes only.
Drawing Number : 147-0643

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