



£265,000

At a glance...



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**holland
& odam**

3 King Alfreds Courtyard
Union Street
Wells
Somerset
BA5 2RL

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

On foot from the offices of Holland & Odam cross the road and keep right following the High Street. Turn right into Priest Row where one of the entrances can be found just beyond the cafe and two shops.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease 125 years from 1/1/2002
Service/Maintenance Charges £6,266.08 p.a.
Ground Rent £678 p.a.



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) 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

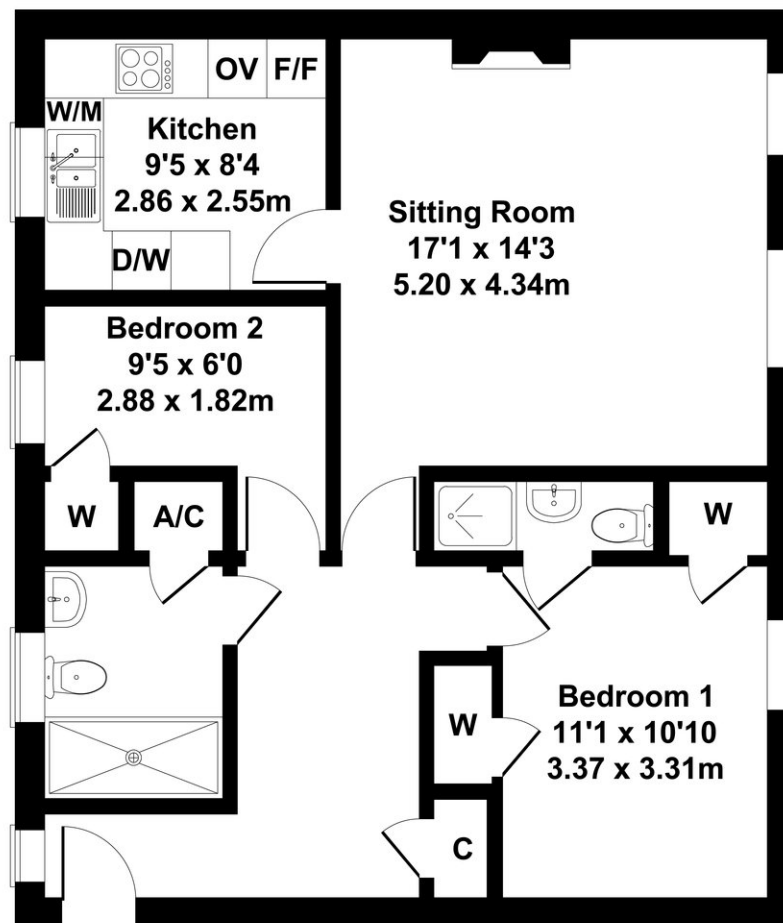
A light and airy flat in this popular development for the over 55's. Set on the first floor (served by both a lift or stairs) the property looks out onto St Cuthbert's Church (westwards) from the sitting room and main bedroom with a view into the development on the east side. Offered for sale with no onward chain.

- Light and airy retirement flat for the over 55's
- Good sized reception room overlooking St Cuthberts' church and a feature electric fire
- Well equipped kitchen with a range of integrated appliances and a window looking onto the development
- 2 bedrooms (both with built-in storage and one with en suite shower room)
- In addition to the en suite is a further shower room which has been re-fitted in recent years with an airing cupboard
- Parking available (subject to availability and charges)
- Emergency call system giving 24/7 peace of mind
- Set just off the High Street so very central (and very close to Waitrose!)
- Communal facilities include residents' lounge and a guest suite



King Alfred Courtyard

Approximate Gross Internal Area
689 sq ft - 64 sq m



Not to Scale. Produced by The Plan Portal 2026
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DISCLAIMER

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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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