



£88,200

At a glance...



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**holland
& odam**

6 Old School Place
North Grove
Wells
Somerset
BA5 2TD

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

By car from Wells city centre follow signs for The Horringtons B3139 into St Thomas Street. Turn left into North Road and left again into North Grove. The parking area for Old School Place is on the left hand side with the apartment being a short walk away. On foot the property can be accessed from St Thomas Street on the left hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Monthly Service Charge £173.79



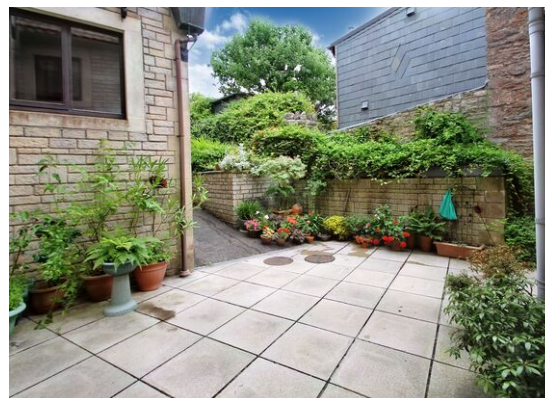
Location

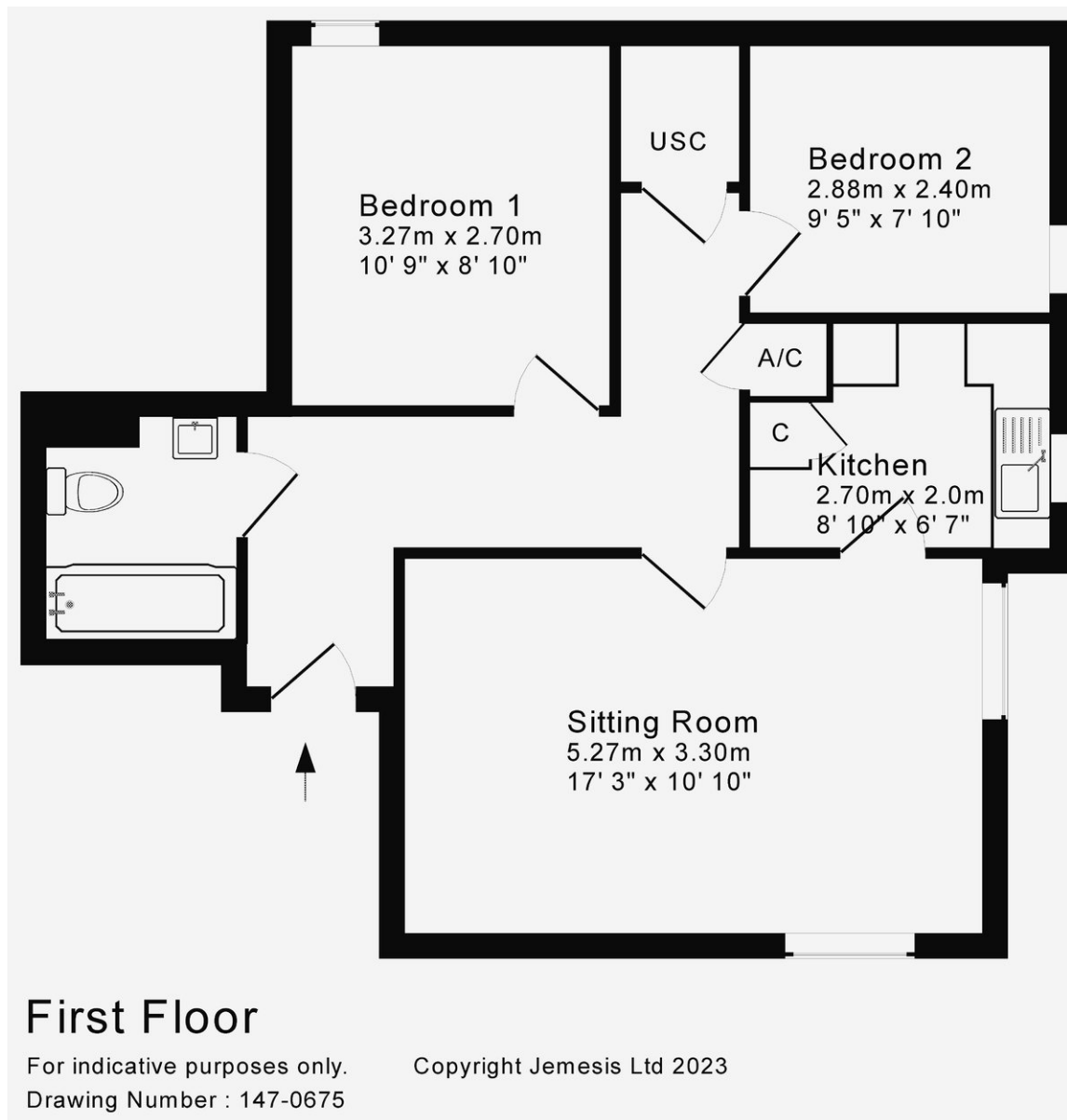
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 spacious first floor flat within this purpose-built development for the over 55's. The building is served by a lift and there is residents' parking and communal garden and courtyards. THE QUOTED PRICE REPRESENTS 70% SHARED EQUITY. ANY POTENTIAL PURCHASER WILL NEED TO BE APPROVED BY THE HOUSING ASSOCIATION AND RESTRICTIONS WILL APPLY.

- 70% equity share with no payments or rent for the remaining 30%
- Buy back scheme if property doesn't sell on open market in 6 months
- Fantastic value for money
- Communal garden and courtyard
- Elevator to all floors
- Entry phone system
- No onward chain
- 2 bedrooms
- Over 55's only (or if a couple where one is over 55)





DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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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