



£285,000

At a glance...



2



1



2



EPC

D



COUNCIL
TAX

E

**holland
& odam**

14 Anseres Place
Wells
Somerset
BA5 2RT

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

On foot from our office proceed up the High Street into the Market Place and the entrance to Anseres Place can be found on the right hand side just past "Trespass" outdoor clothing shop.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold

Length of lease – 999 years from 1 January 2003

Service charge as of 2022 - £2,436 per annum, peppercorn ground rent



Location

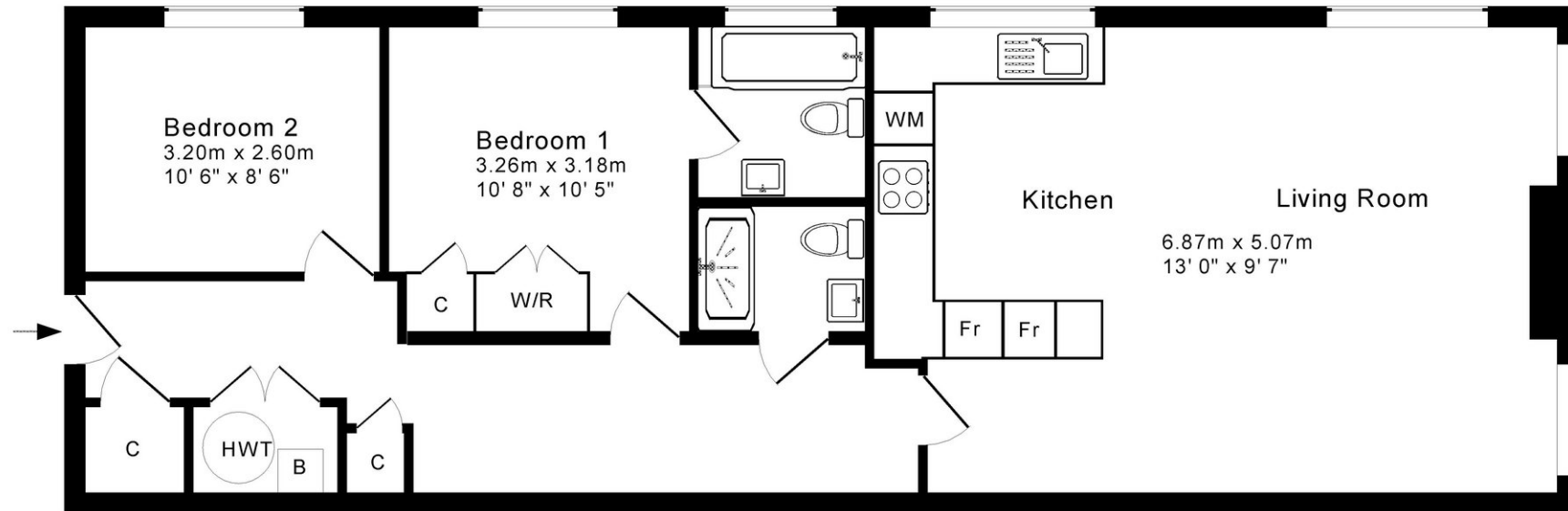
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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

An immaculate top floor apartment in this sought after, gated development in the very heart of the city. With off road parking and pretty, communal courtyard gardens this oasis of calm and peace has direct access into the Market Place. A lovely mixture of period charm and contemporary living. No onward chain.

- A delightful second floor apartment in this sought after gated development
- Masses of character and in immaculate order throughout
- Open plan, double aspect living room with fully fitted kitchen
- En suite bathroom and additional shower room
- Principal bedroom with fitted storage and second double bedrooms
- Gas fired central heating
- Allocated parking space
- Attractive communal courtyard with seating area
- No onward chain! Would consider selling fully furnished





Ground Floor

For indicative purposes only.
Drawing Number : 147-0658

Copyright Jemesis Ltd 2022

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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.