



£265,000

At a glance...



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**holland
& odam**

15 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 central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Lease expires 2088
Service/Maintenance Charges £3861.36 per annum
Ground Rent £260 per annum



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.

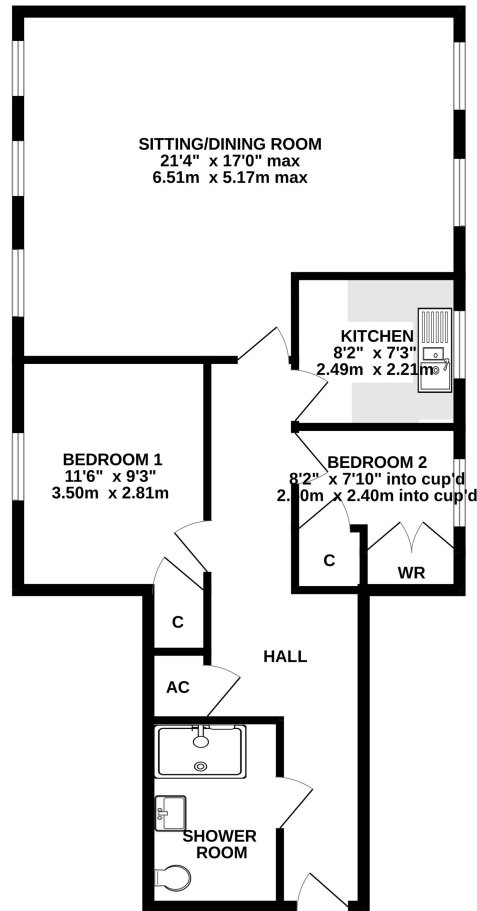
Insight

A first floor apartment within this purpose-built development for the over 55's. Set in the very heart of the city centre just a short, level walk from the Market Place. Benefitting from having an extremely light and spacious sitting room and recently refitted kitchen. Offered for sale with no onward chain.

- Spacious, double aspect sitting / dining room with built in storage and ample room for a sofa, armchairs and table and chairs
- Updated kitchen with integrated dishwasher and electric hob with an outlook towards the Market Place. Additional space for a fridge freezer
- Double bedroom with storage cupboard
- Bedroom two is presently set up with a utility cupboard and further storage
- Updated walk in shower with toilet, wash hand basin and electric heater
- Communal lounge and well maintained communal gardens with access to the park and nearby Bishops Palace
- Guest suite
- No onward chain



FIRST FLOOR
770 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.6 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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