



£235,000

At a glance...



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**holland
& odam**

42 Mondyes Court, Milton Lane
Wells
Somerset
BA5 2QX

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells High Street follow signs for Bristol A39 onto the Relief Road. Turn left into Milton Lane where the development can be found on the left hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold

Length of Lease 125 years from 2007

Service Charge £4842 per annum

Ground Rent £425 per annum



Location

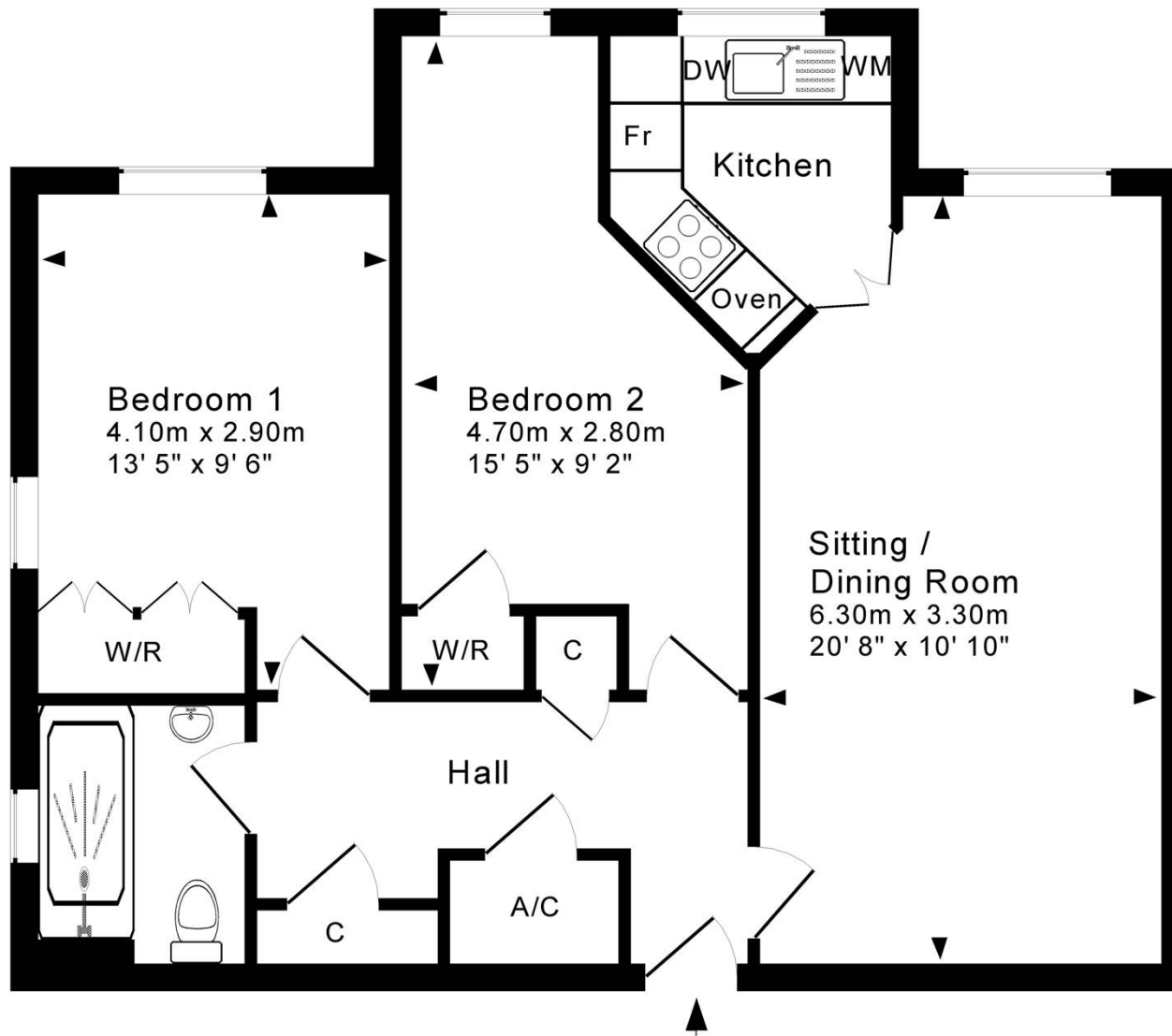
Wells is the smallest city in England and offers a vibrant high street with a variety of shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close. Bristol and Bath lie c. 22 miles to the north and north-east with mainline train stations to London at Castle Cary (c.11 miles), Bristol and Bath. Bristol International Airport is c.15 miles to the north-west.

Insight

Set in the annexe next to the main building of this purpose-built gated development for the over 55's this first floor apartment is served by a lift and has no onward chain. Beautifully presented and with the additional benefit of extra windows due to its location on the corner of the building. Viewing recommended.

- First floor apartment set on the edge of this popular development for the over 55's with views over Milton Lane
- Entrance hall with extensive storage leading to a sitting room diner and a fully fitted kitchen with integrated appliances (including both washing machine and dishwasher)
- Two double bedrooms both with built-in storage and a shower room with a window (unusual for this development)
- Electric heating and an emergency call system for peace of mind
- Residents' lounge and laundry. Development manager. Pre-bookable guest suite.
- Residents' parking and charging/storage for mobility scooters (subject to availability)
- Attractive communal gardens
- A short, level walk into Waitrose and the High Street
- Viewing highly recommended
- No onward chain





For indicative purposes only.
Drawing Number : 147-0728

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