



£280,000

At a glance...



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**holland
& odam**

32 Carlton Court
Wells
Somerset
BA5 1SF

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

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Directions

Walking from the High Street into the Market Place. Walk to the left hand side of the town hall and you will see Carlton Court. The main entrance is through an archway in a large courtyard.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold

Length of Lease 99 years lease from September 1989. N.B. Currently being extended

Service/Maintenance Charges £3861.36 per annum

Ground Rent £261.72 per annum



Location

Carlton Court is set in the very heart of the city yet well away from traffic. It's only a short walk into the historic Market Place. 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.

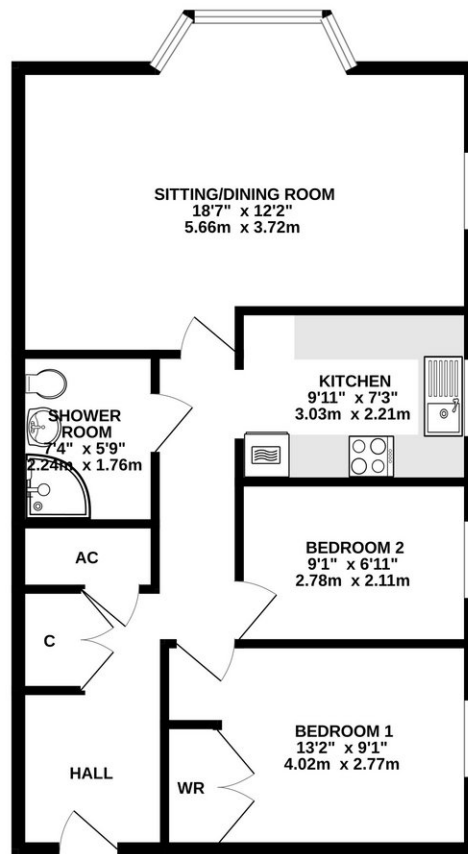
Insight

One of the best apartments we have seen in this development for the over 60's. Set on the top floor with a double aspect reception room with lovely views and a window in the kitchen (unusual for these properties). Offered for sale with no onward chain.

- Communal entrance hall with entry phone and lift to all floors. 24/7 emergency call system throughout the building
- Guest suite for visitors and a communal lounge
- Well tended communal gardens with access to the adjacent park
- Double aspect sitting room diner with lovely views over the Bishop's Palace and the moat and the Recreation ground
- Fitted kitchen with window (rare in this development) with electric oven and hob
- Two bedrooms (one with double wardrobe)
- Shower room with large shower cubicle fitted with a seat
- Residents' and visitors' parking and charging/storage for mobility scooters
- Communal balconies on the first and second floors with views
- Available immediately.



SECOND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.2 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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