

£199,950

*At a glance...*



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**holland  
& odam**

Apartment 26  
St. Athelm Lodge  
West Street  
Wells  
Somerset  
BA5 2GW

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

01749 671020

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)



## Directions

From our office in Wells, continue down Broad Street and then turn right into Princes Road. Take the next left at the traffic lights into Tucker Street and then Turn left into West Street. St Athelm Lodge can be found in front of you after 100m.

## Services

Mains electricity, water and drainage are connected. Electric/air source central heating system. Heating and water are included in the service charge

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Leasehold  
Lease 999 years from 1st June 2018  
Maintenance Charge £3691.68 per annum  
Ground Rent £575.00 per annum



## Location

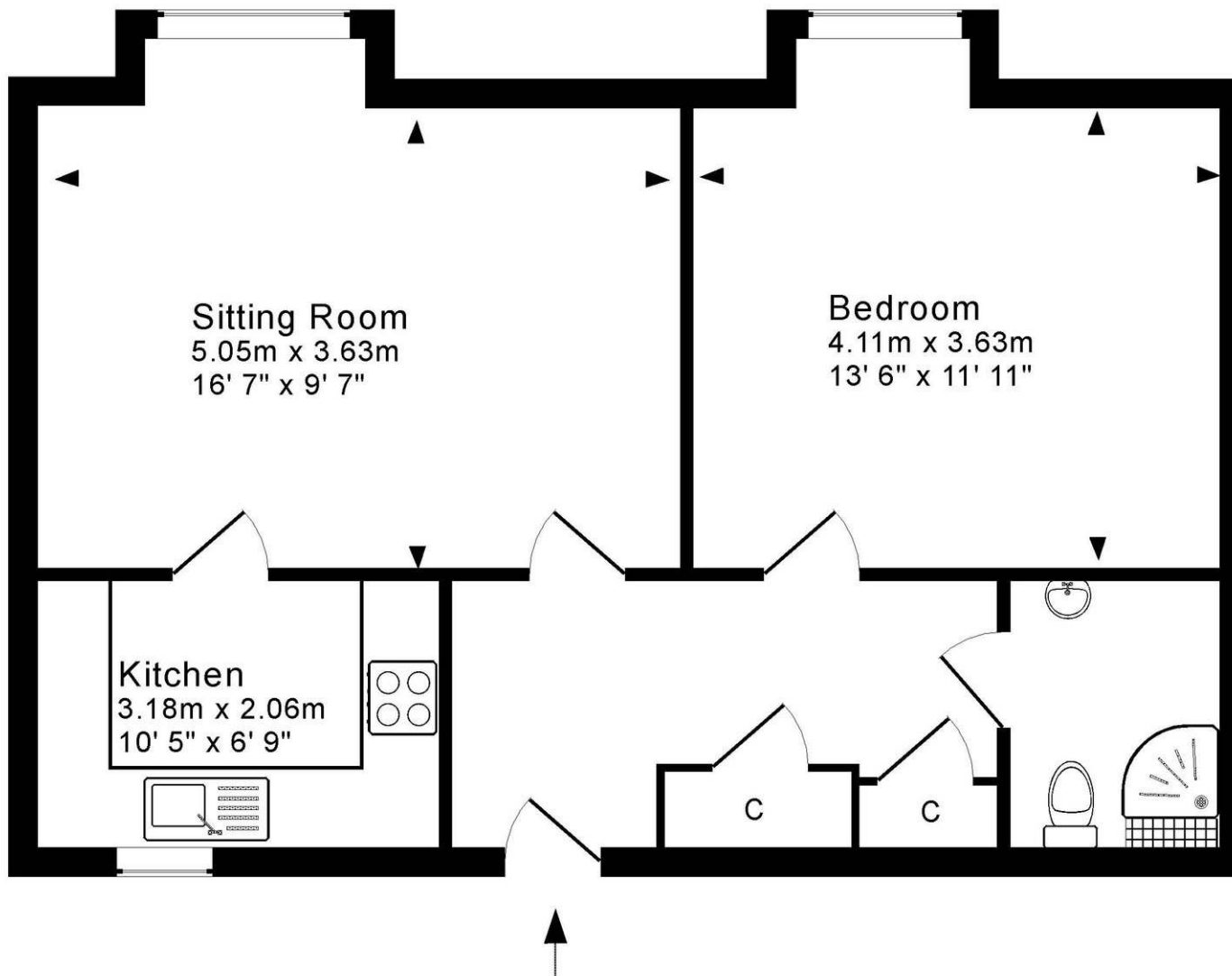
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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. 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 immaculately presented second floor apartment close to the centre of Wells and all the amenities it has to offer. Offered with no onward chain, this apartment was the original show home in the development.

- Stylish kitchen with integrated cooker, washer / dryer, fridge and freezer along with plenty of wall and base units for storage
- Light and spacious sitting room with an electric fire as a main focal point. Ample space for sofa, armchairs and a table and chairs
- Large double bedroom with built in wardrobes
- Shower room in excellent order fitted with toilet and wash handbasin
- Generous hallway with two useful storage cupboards
- House manager and residents lounge
- Offers invited and no onward chain
- Potential to purchase the contemporary furniture
- There is a guest suite available for family and friends at discounted rate. Residents can also book to use any guest suite within a Churchill site (Subject to availability)





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 Drawing Number : 147-0778

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