



£219,950

At a glance...



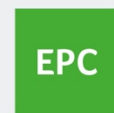
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**holland
& odam**

39 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 central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease - 125 years from 2007
Maintenance Charges £4,375 per annum
Ground Rent £495 per annum



Location

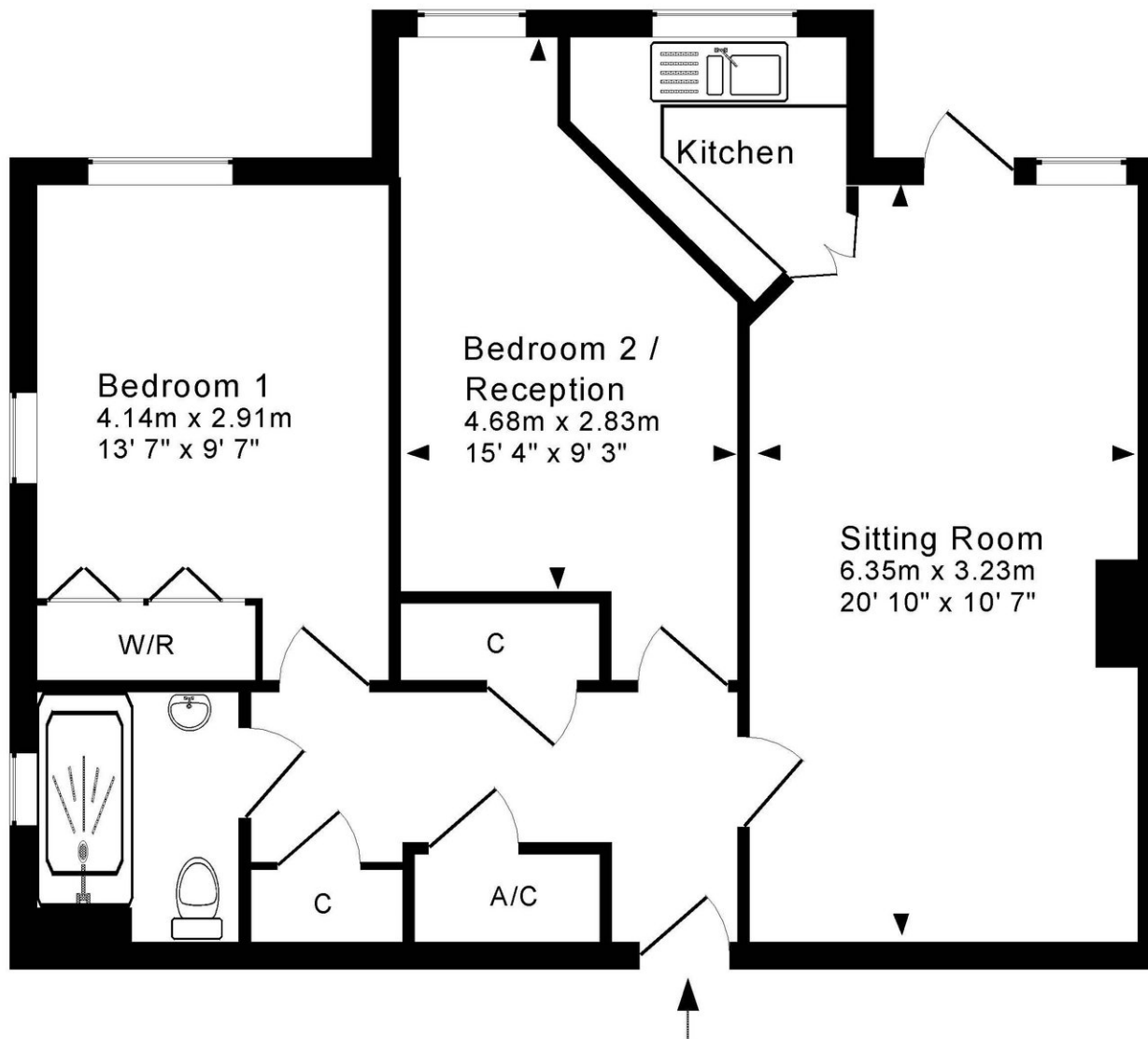
Wells is the smallest city in England and offers a vibrant high street with a variety of shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close. Bristol and Bath 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

An extremely well presented ground floor apartment with two double bedrooms in the popular setting of Mondyes Court. Benefitting from having a refitted walk-in shower along with access directly onto a small patio area and communal grounds. Being set in the annexe next to the main building of this purpose-built gated development for the over 55's. No onward chain.

- Ground floor apartment with direct access onto a patio and communal gardens
- Refitted walk-in double shower with seat
- Two double bedrooms, the larger one being double aspect with fitted wardrobe
- Kitchen with integrated appliances including oven, fridge, freezer and washer / dryer
- Development manager
- Spacious sitting room
- Three storage cupboards
- Residents' lounge with regular social events
- Residents' parking (subject to availability)
- Lovely gardens





For indicative purposes only.
 Drawing Number : 147-0730

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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.

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