



 2  1  1 EPC B

£350,000 Leasehold

Apartment 5
St. Athelm Lodge, West Street
Wells, BA5 2GW

COOPER
AND
TANNER



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DESCRIPTION

A splendid two bedroom ground floor apartment with private patio overlooking the gardens in the ever desirable St. Athelm Lodge development, a recently built luxury retirement community in Wells city centre.

The development benefits from a beautifully decorated communal residents' lounge with kitchenette, house manager hosting regular events, quizzes and coffee mornings, a pre-bookable guest suite, a lift to all floors, communal gardens, undercover charging point for mobility scooters and a residents' car park.

Upon entering the property is a hallway with video entry system and 3 useful storage cupboards for shoes and coats. A glazed door leads from the hall into the dual aspect sitting/dining room with a glazed door leading out to a 'personal' patio area and the communal gardens. This generous room offers plenty of space for comfortable seating along with a small dining table with an electric fire as the focal point. Leading directly off the sitting room, is the well-appointed kitchen with views over the garden. Featuring a range of high gloss kitchen units with soft close doors and drawers, this well-designed kitchen also benefits from an eye level oven, ceramic hob, integrated fridge, integrated freezer and integrated washer/dryer.

The principal bedroom is a good size and offers plenty of space for a king size bed, has a built-in wardrobe with mirrored sliding doors and a wonderful view over the communal gardens. The second double bedroom, currently presented as a study could also make for a great formal dining room or craft room if desired. The fully tiled shower room comprises; a good sized corner shower cubicle, a hidden cistern WC, a vanity basin with storage beneath, a mirror with storage cabinet and shaver socket and a heated towel radiator.

The development also offers residents a Careline 24/7 package, with wearable wristband, for added peace of mind.

OUTSIDE

Well-tended gardens surround St. Athelm lodge, with an abundance of mature trees and shrubs offering year-round interest. To the rear of the development is a large lawned area with attractive

borders and a patio with seating. The apartment benefits from a door leading out to a personal patio area which is open to the gardens. A wooden shelter offers parking and charging for mobility scooters. To the front of the development is a residents' car park. A pedestrian gate leads from the development towards the shops and a convenient supermarket.

LOCATION

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

TENURE

Leasehold - 999 years as of June 2018

SERVICE CHARGE

Service Charge – Circa. £6371.87 per annum (to be confirmed) - including all central heating and water, buildings insurance, grounds maintenance, cleaning and maintenance of communal areas, provision of house manager, window cleaning etc.
Ground Rent - £575 per annum

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From our office in Broad Street, continue into Priory Road. At the junction turn right into Princes Road, at the traffic lights turn left into Tucker Street and then second left into West Street. St Athelm Lodge can be found directly in front of you.

REF:WELJAT29112023

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Electric central heating via central Air source heat pump (included in service charge)

Services: Mains drainage, water (included in the service charge) and electricity.

Tenure: Leasehold – 999 years from June 2018



Motorway Links

- M4
- M5



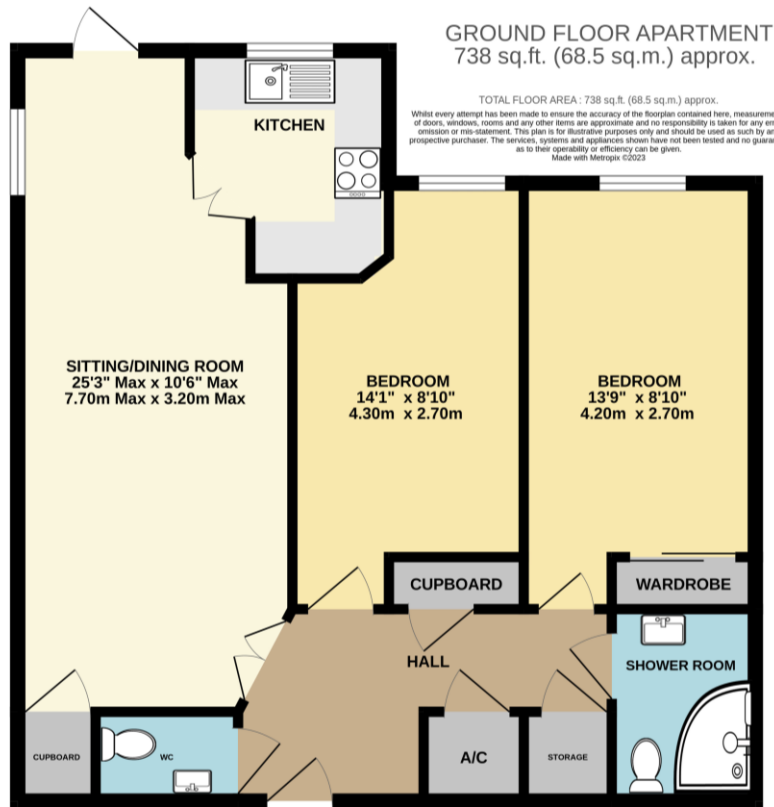
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

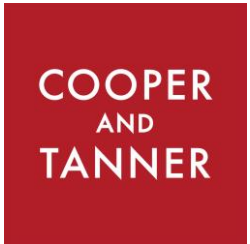


Nearest Schools

- Wells



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