



 2  1  1 EPC C

£265,000 Leasehold

26 Carlton Court
Wells
BA5 1SF

COOPER
AND
TANNER



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DESCRIPTION

A splendid two bedroom second floor apartment set within the desirable Carlton Court with an abundance of natural light and offered with no onward chain. The spacious property is presented in good order throughout and is situated just a stone's throw from The Cathedral, The Market Place and restaurants whilst benefitting from a tucked away quiet location.

Upon entering the property is a spacious hall a storage cupboard and ample space for shoes and coats. The kitchen comprises a range of fitted units, ample space for white goods along with an electric oven and hob. The large sitting/dining room has the benefit of a lovely sunny dual aspect whilst also having ample space for a 3 piece suite and dining area to accommodate a table for four to six people. The main bedroom has fitted wardrobes whilst the second bedroom would make a marvellous single or a great home office if desired. The shower room features a large shower, toilet, wash hand basin and heated towel rail.

OUTSIDE

The development is situated in a quiet area in the centre of Wells with ample guest parking and communal gardens which are kept to a high standard. Within the building is a communal lounge with kitchenette which is used for a variety of different social events or to be used by family and friends. The property is on the second floor which can be accessed by either stairs or a lift in the building. A house manager is available in the building for five mornings a week. There is also a pre-bookable guest suite, ideal for visiting friends and family.

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, and several churches.

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. Wells has a bus station with regular services to Bristol, Bath, Bridgewater, Taunton & Yeovil.

Service Charge: Currently £3300 per annum
Ground Rent: £260 per annum

VIEWING

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

DIRECTIONS

From the Wells Office, turn immediately left into St. Johns Street. Continue to the end of the road and turn left into South Street. Follow the road to the very end and turn right into parking area for Carlton Court. The property can be found on your left.

REF:WELJAT28102022

Local Information Wells

Local Council: Mendip

Council Tax Band: E

Heating: Electric Storage heating

Services: Mains drainage, water and electricity

Tenure: Leasehold – 99 years from 1989



Motorway Links

- M4
- M5



Train Links

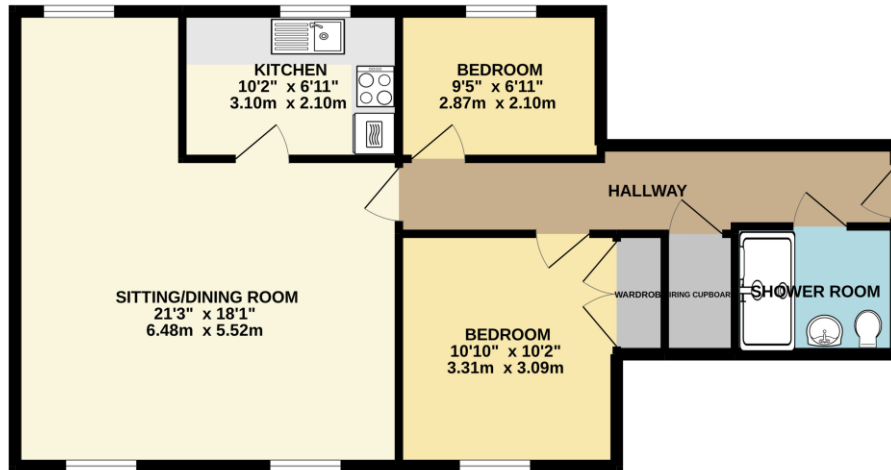
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

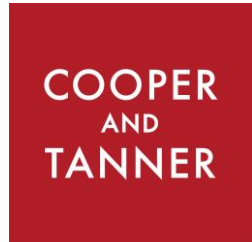
SECOND FLOOR APARTMENT
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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