



🛏️ 2 🛋️ 1 🚿 1 EPC C

Leasehold £255,000

17 Carlton Court  
Wells  
BA5 1SF

**COOPER  
AND  
TANNER**





# 17 Carlton Court Wells BA5 1SF

 2  1  1 EPC C

£255,000 Leasehold

## DESCRIPTION

A splendid two bedroom first floor apartment, for the over 55's, in the desirable Carlton Court development in the centre of Wells. Only five minutes' walk from the Market Place, Wells Cathedral, Bishops Palace, and High Street with no onward chain. The property has been well looked after in recent years and benefits from a South-West aspect whilst Carlton Court offers a wealth of groups, clubs and activities to get involved with whilst having beautifully maintained private gardens and immediate access to countryside, the city centre and the Bishops Palace.

Upon entering the apartment is a spacious entrance hall with cupboard for shoes and coats. The kitchen features a range of wall and base units with newly fitted eye level electric oven, electric hob, plumbing for a washing machine, shelving and space for a large freestanding fridge/freezer. The sitting/dining room is open plan in an 'L' shape with two large windows to the front, a hatch from the kitchen, an electric fireplace as the focal point and ornate finishes such as cornices and a ceiling rose. The main bedroom is a spacious double with fitted wardrobes. The second bedroom is single in size and also benefits from fitted storage. The shower room features a large double shower, toilet, wash hand basin with storage and a 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 first floor which can be accessed by either stairs or a lift in the building. A house manager is available in the building

for 5 mornings a week. There is also a pre-bookable guest suite, ideal for visiting friends and family.

## SERVICE CHARGE

Service Charge – Currently £4221.64 per annum. Covers maintenance and cleaning of communal areas, building insurance, external lighting and grounds maintenance, lift maintenance and provision of a house manager.

Ground Rent – £261.72 per annum

## LOCATION

The picturesque City of Wells 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.

## 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:WEL18022025

### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** E

**Heating:** Electric storage heating

**Services:** Mains drainage, water and electricity.

**Tenure:** Leasehold – 63 years remaining (as of 2025)



### Motorway Links

- M4
- M5



### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

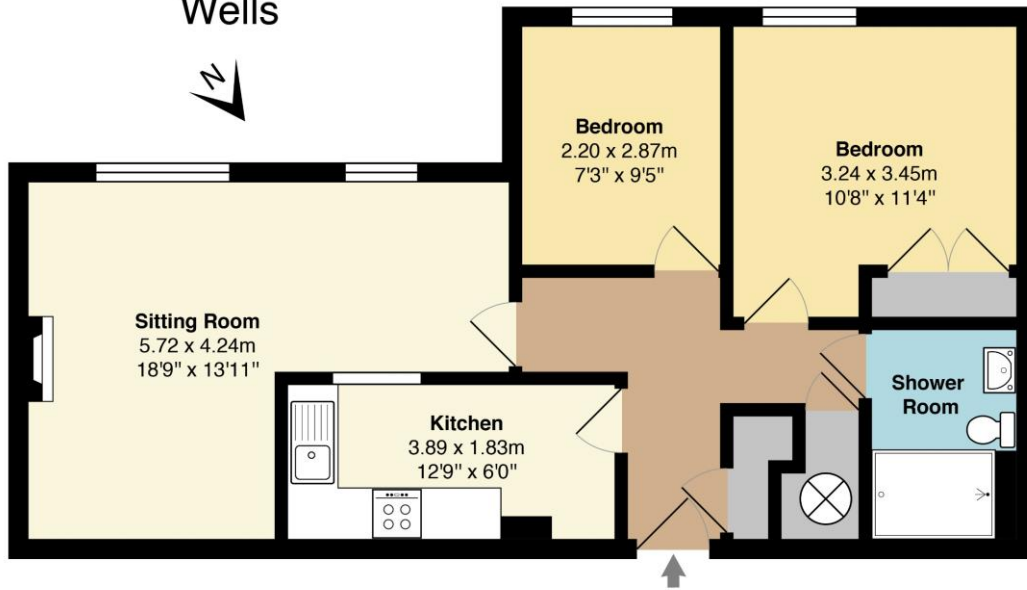


### Nearest Schools

- Wells



# 17 Carlton Court, Wells



Approximate gross internal floor area - 60.9 m<sup>2</sup> / 655 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of this floor plan, 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. All room measurements are maximum dimensions.



WELLS OFFICE  
 telephone 01749 676524  
 19 Broad Street, Wells, Somerset BA5 2DJ  
[wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)



**Important Notice:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

