



 2  1  2 EPC E

£285,000 Leasehold

15 King Alfred's Courtyard
Union Street
Wells, BA5 2RL

**COOPER
AND
TANNER**



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Description

An exceptional two bedroom penthouse apartment, nestled discreetly behind the High street and benefiting from direct access to the High Street, Priest Row and Union Street. Set in King Alfred's Courtyard - a development of eighteen luxury homes and apartments for the over 55s. Built around a central courtyard, this well maintained gated community benefits from a house manager, lifts, guest suite (pre-bookable) and residents' lounge. All communal areas are well maintained and comfortably furnished.

Number Fifteen is a second floor penthouse apartment which can be reached via lift or staircase. The property is presented in a beautiful condition having had one owner since new in 2002. Upon entering the property is a light and spacious entrance hall with cupboard for coats and shoes. The hallway opens to a spacious inner hallway with a cupboard housing the hot water cylinder and a further cupboard - ideal for day to day storage. The principal bedroom has a window, with deep cill, built-in wardrobe with automatic light along with an ensuite shower room comprising; shower cubicle, WC, wash basin and heated towel radiator. A further double bedroom benefits from a built-in wardrobe with shelf which is currently used a formal dining room. A third room which could be used as an occasional bedroom is currently set up as a home office with a light and sunny dual aspect. The spacious bathroom comprises; bath with shower attachment, WC, wash basin, heated towel radiator and extractor fan. At the end of the hallway is a bright and spacious sitting/dining room with feature fireplace with inset electric fire as the focal point. The kitchen is fully fitted with limed oak cupboards and integrated appliances including a dishwasher, washer/dryer, electric hob, integrated eye-level double oven and a fridge freezer.

Outside

There are attractive and well-maintained communal gardens to the development with areas of lawn, hard landscaping and beds planted with shrubs and flowers. Benches are dotted around the

garden. A small residents' car park is on-site and is accessed via electric gates. Spaces are subject to availability.

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, 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.

Service Charges: £5550.30 per annum

Ground Rent: £350 per annum

The service charge includes, buildings insurance, grounds maintenance, external property maintenance, cleaning and maintenance of communal areas and house manager (Monday-Friday).

Viewing is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

Directions

On foot from the Wells office turn right into Queen Street at the end of the road turn left on to the High Street and take the first left into Priest Row. One of the entrances to King Alfred's Courtyard can be found on the right-hand side, just after the Florists.

For viewing purposes please meet our representative from Cooper & Tanner at the Priest Row entrance (next to Lynnsey Kelly Flowers, BA5 2PY).

REF:WELJAT14022023

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: D

Heating: Electric heating

Services: Mains drainage, water & electricity

Tenure: Leasehold (103 years remaining as of 2023)



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



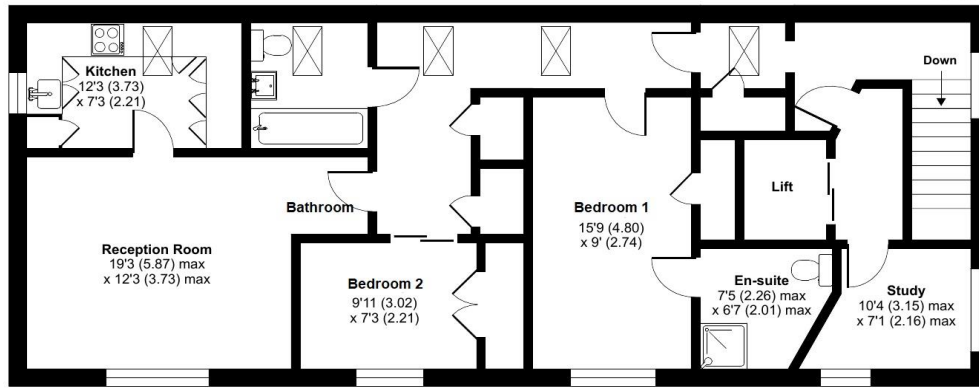
Nearest Schools

- Wells

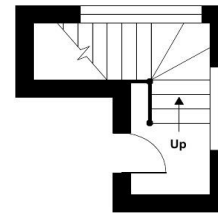
Union Street, Wells, BA5

Approximate Area = 1141 sq ft / 106 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richvecom 2023. Produced for Cooper and Tanner. REF: 945337



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