



 1  1  1 EPC C

£115,000 Leasehold

2 Palace Court
Silver Street
Wells, BA5 1UR

COOPER
AND
TANNER



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DESCRIPTION

A bright and well-appointed one bedroom apartment set in Palace Court, a development for over 55's, in the heart of the historic city of Wells. The apartment is on the first floor and benefits from a sunny South-West facing aspect and treetop views.

Upon entering the property is a sizable entrance hall with two storage cupboards. The sitting/dining room, with square bay window benefits from an abundance of natural light and ample space for both a table for four people and comfortable seating. The kitchen features an array of fitted units with cream doors and topped with grey laminate worktops, an eye level electric oven, ceramic hob, integrated under counter fridge and freezer and integrated washing machine.

From the hall is the bedrooms and the shower room. The shower room, which has been updated by the current owner, comprises a large walk-in shower with marble effect panelled walls, toilet and wash basin. The bedroom is a good-sized double with fitted wardrobes and a sunny aspect.

OUTSIDE

The development is set within the heart of the city with all amenities within a short distance. There are well maintained flower and shrub beds around the development along with an attractive communal garden, mainly laid to lawn with shrub and flower borders to the rear of the property. Benches are dotted around the site, a perfect spot to sit and enjoy the sunshine. A pre bookable guest suite is available for visiting friends and family at a modest charge, with ensuite shower room and kitchenette. Residents of Palace Court also have the benefit of booking the guest suite at any other retirement development run by Anchor, for a similar price, ideal for a few days away.

The communal facilities include a residents' sitting room, laundry room, gardens and parking for residents and visitors. There is also a house manager available during working hours.

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. 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

Service charge currently £3696 per annum
There is no ground rent payable

VIEWING

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

DIRECTIONS

On foot - From the Wells office in Broad Street turn left onto St. John's Street at the end of the road turn right into Southover. On the left hand side after approx. 25 metres you will see a gated archway signed 'The Old Bakery' which leads to Palace Court. Continue through the second gate into Palace Court.

By car - From the Wells office in Broad Street turn left onto St. John's Street at the end of the road turn right into Southover, take the next left into Silver Street and follow the road for approx. 100 metres. Take the next left into Palace Court.

AGENT'S NOTE

Please note that in the future should you wish to sell the property you are liable to pay a charge of 1.5 % of the purchase price for each year the property is owned. This charge goes towards the sinking (maintenance) fund for the development.

REF:WELJAT13022026

Local Information Wells

Local Council: Somerset Council

Council Tax Band: A

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Leasehold – 99 years from 2003 (circa. 77 years remaining as of 2025)



Motorway Links

- M4
- M5



Train Links

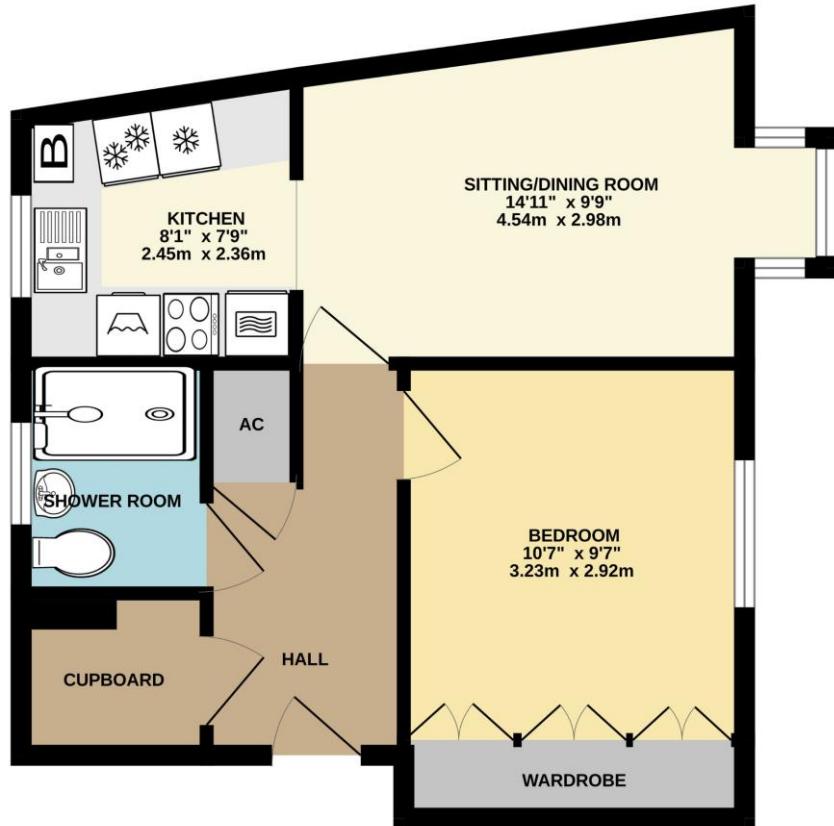
- Castle Cary
- Bath Spa
- Bristol Temple Meads



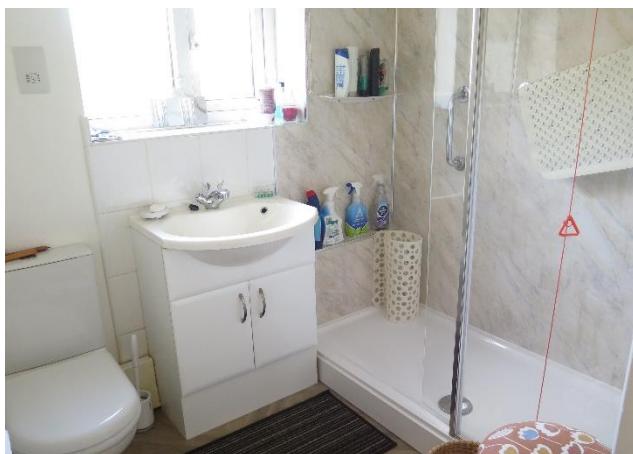
Nearest Schools

- Wells

FIRST FLOOR APARTMENT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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AND
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