

Flat 5, Portway Lodge

77 Portway, Wells, BA5 2BJ

COOPER
AND
TANNER



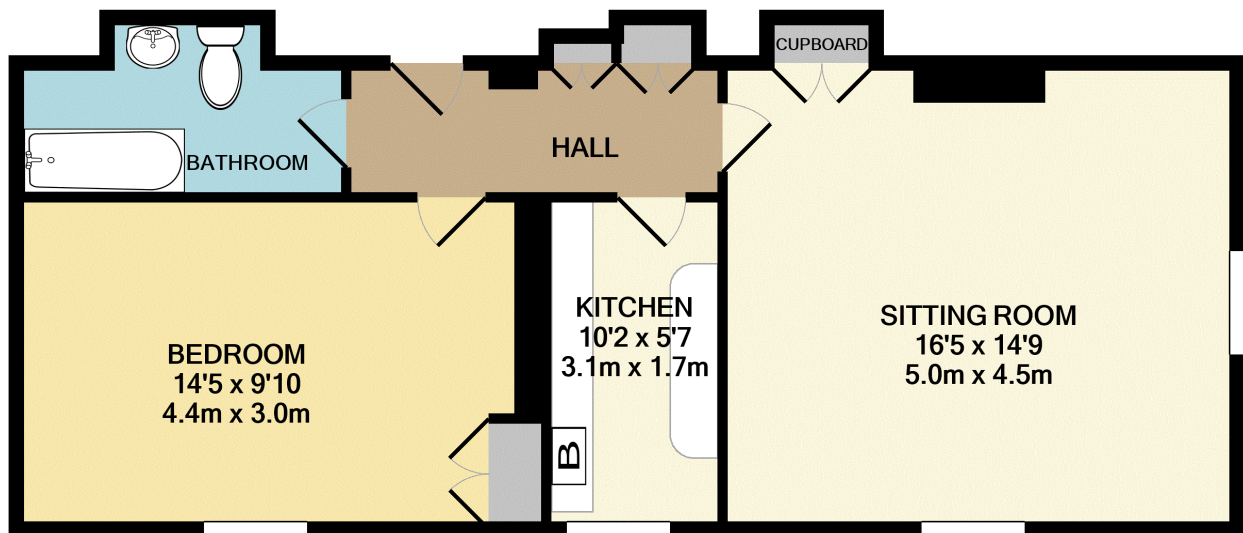
£169,950 Leasehold

1 1 1 EPC D

A desirable one bedroom second floor apartment with an array of period features and offered with no onward chain. The property is in need of modernisation and presents a blank canvas to place your own mark on this individual apartment. Upon entering the property is a grand communal hall which leads with stairs to the second floor. Once inside the property a hall leads through to a spacious dual aspect sitting room with high ceilings, a gas fire as the focal point along with views towards St Cuthbert's Church and the Cathedral. The kitchen comprises an array of units and space for white goods. The bedroom has fitted wardrobes and a lovely view looking out over the gardens and towards Glastonbury Tor. Adjacent to the bedroom is the bathroom which comprises a bath with shower above, toilet and wash hand basin. **PLEASE NOTE** - this property is only suitable for owner occupiers and cannot be rented out.

Situated at the front of the building is a shared parking area, available on a first come first served basis, with a pathway leading to the front door. The south facing gardens have been beautifully kept with a variety of shrubs, bushes, trees, flower beds and lawn.

The apartment has a service charge of approx. £1455 per annum which includes a gardener, weekly cleaning in the communal areas and servicing of the communal chair lift.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2021



Features

- Beautiful period features throughout
- Spacious one bedroom apartment
- High ceilings and large windows
- Would benefit from some updating
- Well maintained communal gardens
- Shared parking (first come first served)
- Close to city centre
- Wonderful views towards Glastonbury Tor
- Owner Occupiers only

Local Information

- Council Tax Band A
- Tenure Leasehold (999 years remaining)
- EPC Rating D

WELLS OFFICE

Telephone 01749 676524

19 Broad Street, Wells, Somerset, BA5 2DJ

wells@cooperandtanner.co.uk

**COOPER
AND
TANNER**

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.

