



 1  1  1 EPC D

£125,000 Leasehold

25 Mondyes Court
Milton Lane
Wells, BA5 2QX

COOPER
AND
TANNER



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Description

An immaculate one bedroom first floor retirement apartment within the ever popular Mondyes Court. The apartment was completely re-decorated, with new carpets and flooring, two years ago. The property is conveniently placed in the main building and can be accessed via both stairs and a lift. The apartment also benefits from 'Tunstall' pull cord emergency response system for added peace of mind.

The accommodation comprises an entrance hall with a generous airing cupboard, housing the hot water tank and having storage shelving. The sitting/dining room is a light and airy room with wooden fireplace and inset electric fire. A large window to the far end overlooks the school playing fields. Double doors open from the sitting room into the kitchen which features a range of wall and base units, an eye level oven, electric hob, built in fridge and freezer along with a lovely view from the kitchen sink over the playing fields. The bedroom again overlooking the field has the benefit of large built in wardrobes with mirrored folding doors. The shower room features a double walk in shower, wash hand basin with storage beneath and toilet. Off the hall is a further cupboard housing the electricity meter and providing useful extra storage.

Mondyes Court has the advantage of an active communal residents' lounge, laundry room, house manager and fully furnished and equipped pre-bookable guest apartment.

Electric gates lead into Mondyes Court where there is residents' parking (subject to availability). There are attractive well-tended gardens throughout the development with

benches and seating provided. Residents also benefit from a store room and a covered area for the storage and charging of mobility scooters.

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.

Service charge: Currently £2580 per annum

Ground rent: £425 per annum

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

Directions: From the Wells Office, turn left and carry on along Priory Road, at the roundabout take the third exit onto Strawberry Way. At the first set of traffic lights go straight across. At the next set of traffic lights turn right into Portway. At the next set of traffic lights, go straight across and then straight across the next set (with Waitrose on your right). Take the next left into Milton Lane and first left into Mondyes Court.

REF:WELJAT030921

Local Information Wells

Local Council: Mendip

Council Tax Band: D

Heating: Electric storage heating

Services: Mains drainage, gas and electricity

Tenure: Leasehold (109 Years remaining) as of 2021



Motorway Links

- M4
- M5



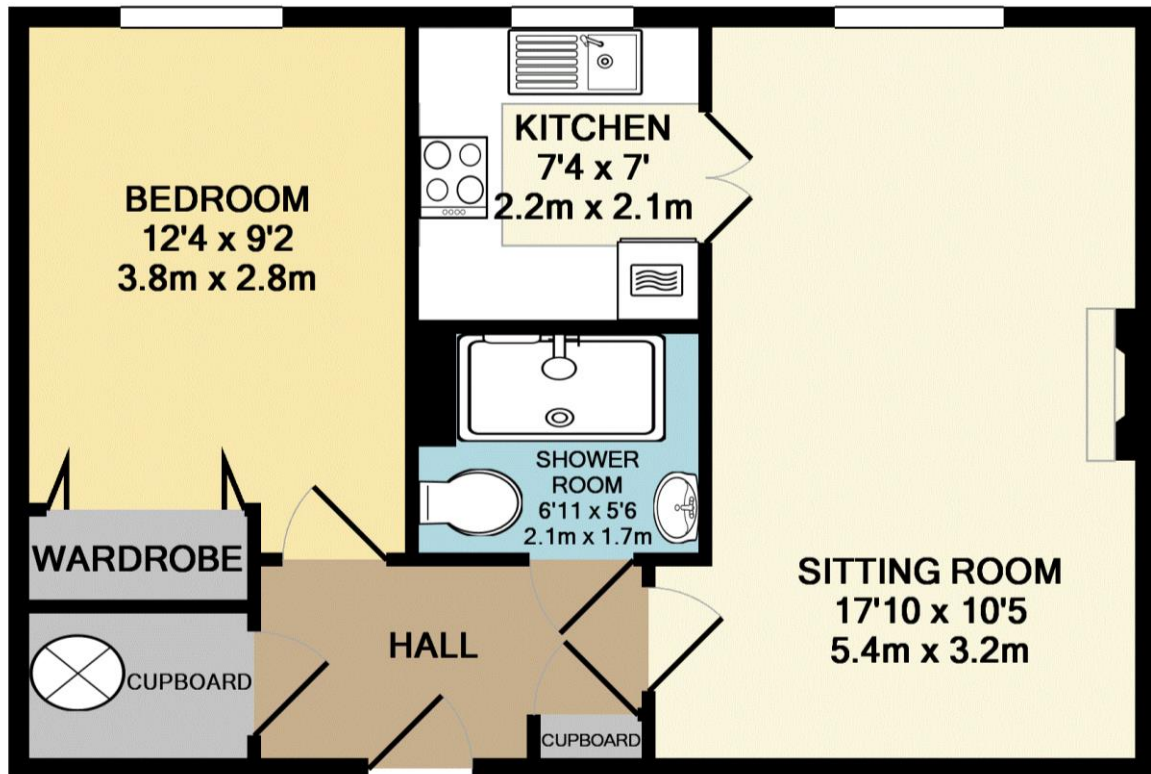
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple

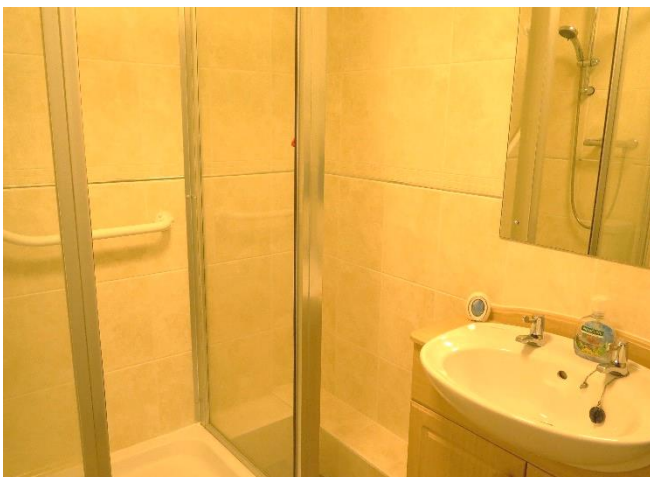


Nearest Schools

- Wells



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
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**COOPER
AND
TANNER**

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