

26 Palace Court

Silver Street, Wells, BA5 1UR

COOPER
AND
TANNER



£129,950 Leasehold

A desirable one bedroom ground floor apartment within the popular development of Palace Court for the over 60's with its own private access and offered with no onward chain. EPC:D

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 1  1  1 EPC D

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DESCRIPTION

This splendid ground floor one bedroom apartment has been upgraded in recent years with the addition of a new kitchen and re-decoration throughout. The property is now presented in excellent order and is offered with no onward chain.

Upon entering the property there is an entrance hall, two large storage cupboards and a door opening into south facing sitting room. The sitting/dining room features a bay window with an abundance of natural light along with a view to the front of the building and towards Palace Farm. The kitchen features an array of units, ample worktops, electric oven and hob along with a fridge freezer (which is included). The double bedroom is a spacious size and also looks out to the front of the building. The shower room features a large shower, toilet and wash hand basin. **All rooms within the property have alarm cords linking direct to Anchor assistance.**

The development is set within the heart of the city with all amenities within a short distance. The communal facilities include a residents' sitting room, laundry room, gardens and parking for residents and visitors. There is also a house manager on site in the mornings from Monday to Friday.

Within the complex is a pre bookable guest suite, for visiting friends and family at the modest charge of £15 per night. The guest suite has twin beds, ensuite shower room and kitchenette.

OUTSIDE

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 development. Benches are dotted around the site, a perfect spot to sit and enjoy the sunshine.

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 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

TENURE

Leasehold - 71 years remaining (as of 2023)

SERVICE CHARGE

£226.09- per month (£2713.08 per annum)

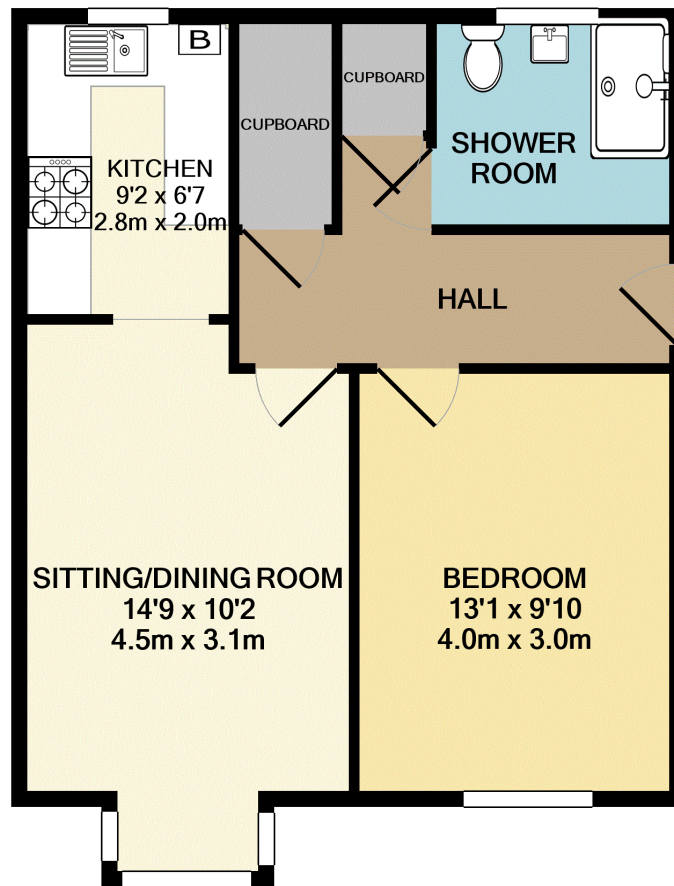
There is no ground rent payable.

AGENTS 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:WELJAT04122023





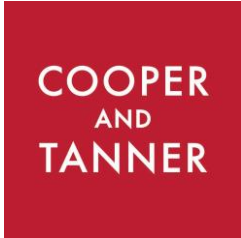


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Residents' Lounge

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