

Flat 3, Portway Lodge

77 Portway, Wells, BA5 2BJ

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AND
TANNER



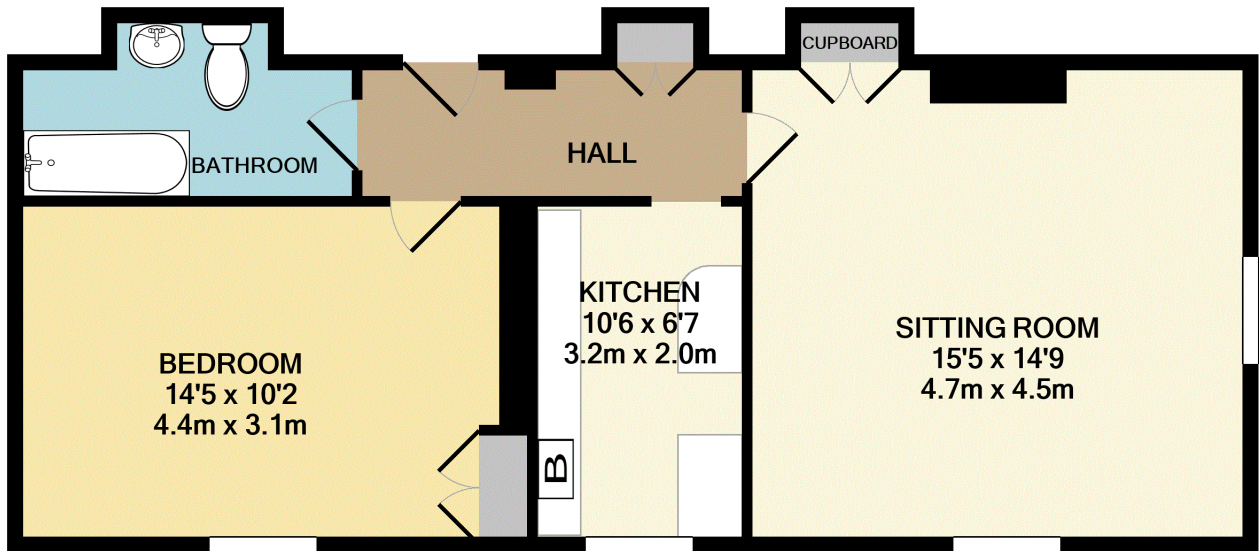
£169,950 Leasehold

1 1 1 EPC D

A splendid one bedroom first 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 first 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. 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. 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
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Features

- Beautiful period features throughout
- One Bedroom Apartment
- High ceilings, ornate cornice and large windows
- Would benefit from some updating
- Well Maintained Gardens
- Shared parking area (first come first served)
- Close to City Centre
- Stunning 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

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