



 2  1  2 EPC To follow

£295,000 Leasehold

32 Mondyes Court
Milton Lane
Wells, BA5 2QX

COOPER
AND
TANNER



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DESCRIPTION

An exceptional penthouse apartment for the over 55's with two spacious double bedrooms. The apartment is well-presented throughout and situated on the second floor (lift to all floors) within the desirable Mondyes Court development on Milton Lane, just a 5-10 minute walk from the city centre. The property benefits from a south-west facing balcony, residents' parking, and is offered with no onward chain.

The exclusive property is only one of three within the development of this size, with number 32 having a wonderful sunny outlook over trees and back towards the city centre. The accommodation comprises a spacious entrance hall with a large storage cupboard, airing cupboard and main bathroom comprising a bath with shower above, toilet and wash hand basin. The sitting/dining room is a light and airy room with a sunny dual aspect and balcony with views over trees. 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. The principal bedroom has the benefit of large built-in wardrobes and an ensuite shower room. A second double bedroom also has fitted wardrobes and would make a wonderful guest bedroom, study, hobby room or formal dining room if desired.

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

OUTSIDE

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, along with an attractive wooden pergola with seating

area beneath. A covered area is for the storage and charging of mobility scooters.

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 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.

SERVICE CHARGE

Service charges: £4842.36 per annum
Ground rent: £495.00 per annum

Viewing is 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:WELJAT25102023

Local Information Wells

Local Council: Mendip

Council Tax Band: E

Heating: Electric storage heaters

Services: Mains drainage, water and electricity

Tenure: Leasehold -109 Years remaining (as of 2023)



Motorway Links

- M4
- M5



Train Links

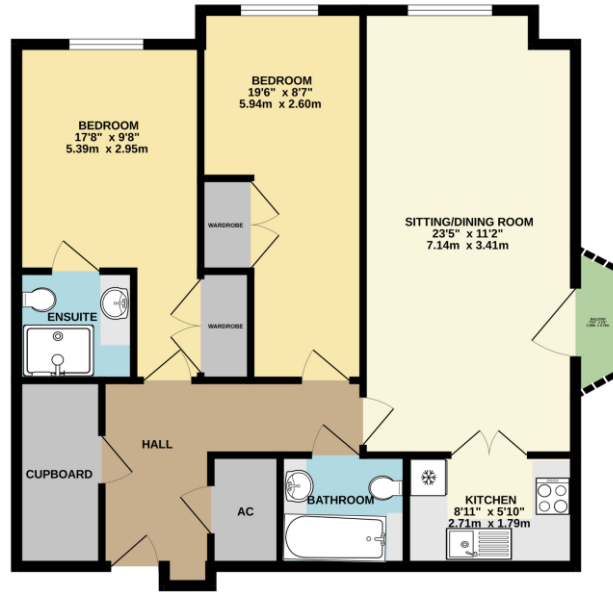
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

SECOND FLOOR APARTMENT
842 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (78.3 sq.m.) approx.
While 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-match. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The entrance, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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