



 2  1  1 EPC C

£85,000 Leasehold

25 Palace Court
Silver Street
Wells, BA5 1UR

COOPER
AND
TANNER



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Description

A light and bright two bedroom second floor apartment set within Palace Court offered with no onward chain. The property has recently been redecorated and is presented in an immaculate condition with neutral colours throughout.

The accommodation comprises a spacious entrance hall with two large store cupboards along with bookshelves. The sitting room has a fantastic southerly aspect and makes for a perfect space to entertain with the kitchen being adjacent. The kitchen comprises a range of wall and base units, a freestanding electric cooker and views towards St Cuthberts Church. One of the double bedrooms is currently used as a dining room but offers the potential to be used as a bedroom, dining room or study if desired. A further double bedroom has a south facing aspect over the front of the building. The bathroom comprises a bath with shower above, toilet and wash hand basin.

Outside

The development is set within the heart of the city with all amenities within a short distance. 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 property. Benches are dotted around the site, a perfect spot to sit and enjoy the sunshine. A pre-bookable guest suite is available for visiting friends and family at a modest charge, with ensuite shower room and kitchenette. The communal facilities include a residents' sitting room, laundry room, gardens and parking for residents and visitors. There is also a resident house manager on site.

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 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.

Directions

On foot - From the Wells office in Broad Street turn left onto St. John's Street at the end of the road turn right into Southover. On the left hand side after approx. 25 metres you will see a gated archway signed 'The Old Bakery' which leads to Palace Court. Continue through the second gate and the entrance is immediately on your left. Number 25 is on the second floor.

By car - From the Wells office in Broad Street turn left onto St. John's Street at the end of the road turn right into Southover, take the next left into Silver Street and follow the road for approx. 100 metres. Take the next left into Palace Court and the property can be found under the arch on the right.

Viewing is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

Service Charge is currently £258.72 per month. There is no ground rent payable.

AGENT'S 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:WELJAT03122021

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Leasehold – approx. 64 years remaining



Motorway Links

- M4
- M5



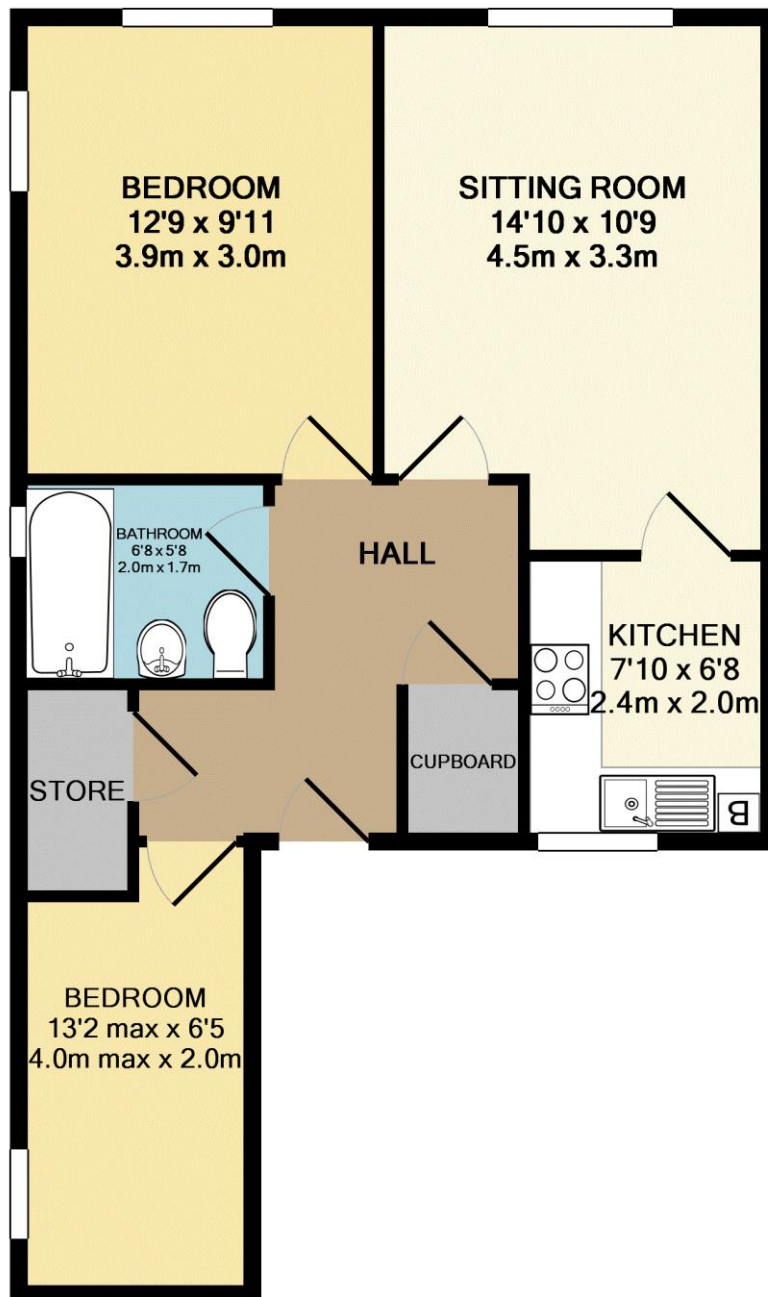
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



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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AND
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