



 1  1  1 EPC B

£250,000 Leasehold

Apartment 20
St. Athelm Lodge, West Street
Wells, BA5 2GW

**COOPER
AND
TANNER**



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Description

Situated just a short walk from all the amenities Wells has to offer is St. Athelm Lodge, a recently built luxury retirement community. We are pleased to offer a bright and spacious, one bedroom, first floor apartment in this desirable development, which benefits from a fully fitted kitchen with integrated appliances, a bright and spacious sitting / dining room, a generous double bedroom with built-in wardrobe, useful storeroom and well-appointed shower room. The development benefits from a beautifully decorated communal residents' lounge with kitchenette, house manager hosting regular events, quizzes and coffee mornings, a pre-bookable guest suite, a lift to all floors, communal gardens, undercover charging point for mobility scooters and a residents' car park.

Upon entering the property is a hallway with video entry system and a large and useful cupboard. The cupboard has plenty of space for coats and shoes along with shelving for further storage. A glazed door leads from the hall into the bright sitting/dining room. This generous room offers plenty of space for comfortable seating along with a small dining table and has a fireplace with inset electric fire as the focal point. A large window offers uninterrupted views along West Street towards the Mendip hills. Leading directly off the sitting room, again with a glazed door is the well-appointed kitchen. Featuring a range of high gloss, taupe coloured kitchen units with soft close doors and drawers, this well-designed kitchen also benefits from a Zanussi eye level oven, ceramic hob, integrated fridge, integrated freezer and integrated washer/dryer as well as the choice of normal lighting or ambient lighting.

The double bedroom is particularly generous in size and offers plenty of space for a king size bed along with additional bedroom furniture and has a built-in wardrobe with mirrored sliding doors. The fully tiled shower room comprises; a good

sized corner shower cubicle, a hidden cistern WC, a vanity basin with storage beneath, a mirror with storage cabinet and shaver socket and a heated towel radiator.

The development also offers residents a Careline 24/7 package, with wearable wristband, for added peace of mind.

Service Charge: Currently £2643.25 per annum
Ground Rent: £575 per annum

Outside

Well-tended gardens surround St. Athelm lodge, with an abundance of mature trees and shrubs offering year round interest. To the rear of the development is a large lawned area with attractive borders and a patio with seating. A wooden shelter offers parking and charging for mobility scooters. To the front of the development is a residents' car park. A pedestrian gate leads from the development towards the shops and a convenient supermarket.

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 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.

REF:WELJAT13102021

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: D

Heating: Electric heating (included in service charge)

Services: Mains drainage, water (included in the service charge) and electricity.

Tenure: Leasehold – 999 years from June 2018



Motorway Links

- M4
- M5



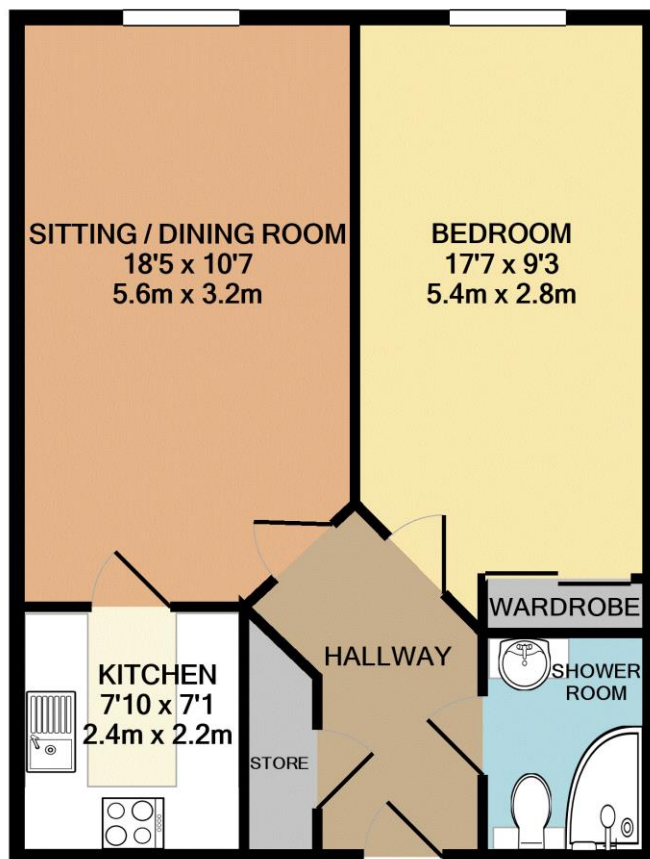
Train Links

- 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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