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 EPC To follow

£162,500 Leasehold

5 Palace Court
 Silver Street
 Wells, BA5 1UR

**COOPER
 AND
 TANNER**



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DESCRIPTION

Set in Palace Court, a development for over 55's, in the heart of the historic city of Wells is this splendid two bedroom ground floor apartment with a sunny South-West facing aspect. The property is set on the edge of the development and one of only two properties in the block, offering privacy whilst still being part of a community with easy access to communal facilities.

Upon entering the property is a sizable entrance hall with two storage cupboards. The kitchen features an array of fitted units topped with wooden worktops, an electric oven, electric hob, space for a fridge/freezer and washing machine. Adjoining the kitchen is the sitting/dining room, with a dual aspect, benefitting from an abundance of natural light and ample space for both a table for four people and comfortable seating.

From the hall are two bedrooms and the bathroom, which comprises a bath with shower above, toilet and wash basin. The main bedroom is a sizeable double with ample space for wardrobes. The second bedroom has a dual aspect and is a good sized single, currently used as an office and dressing room.

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. Residents of Palace Court also have the benefit of booking the guest suite at any other retirement development run by Anchor, for a similar price, ideal for a few days away.

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 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. 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 CHARGES

Service charge currently £4479.48 per annum

(£373.04 per month)

There is no ground rent payable

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

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 into Palace Court.

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.

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:WELJAT26082025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Leasehold – 154 years remaining as of 2025



Motorway Links

- M4
- M5



Train Links

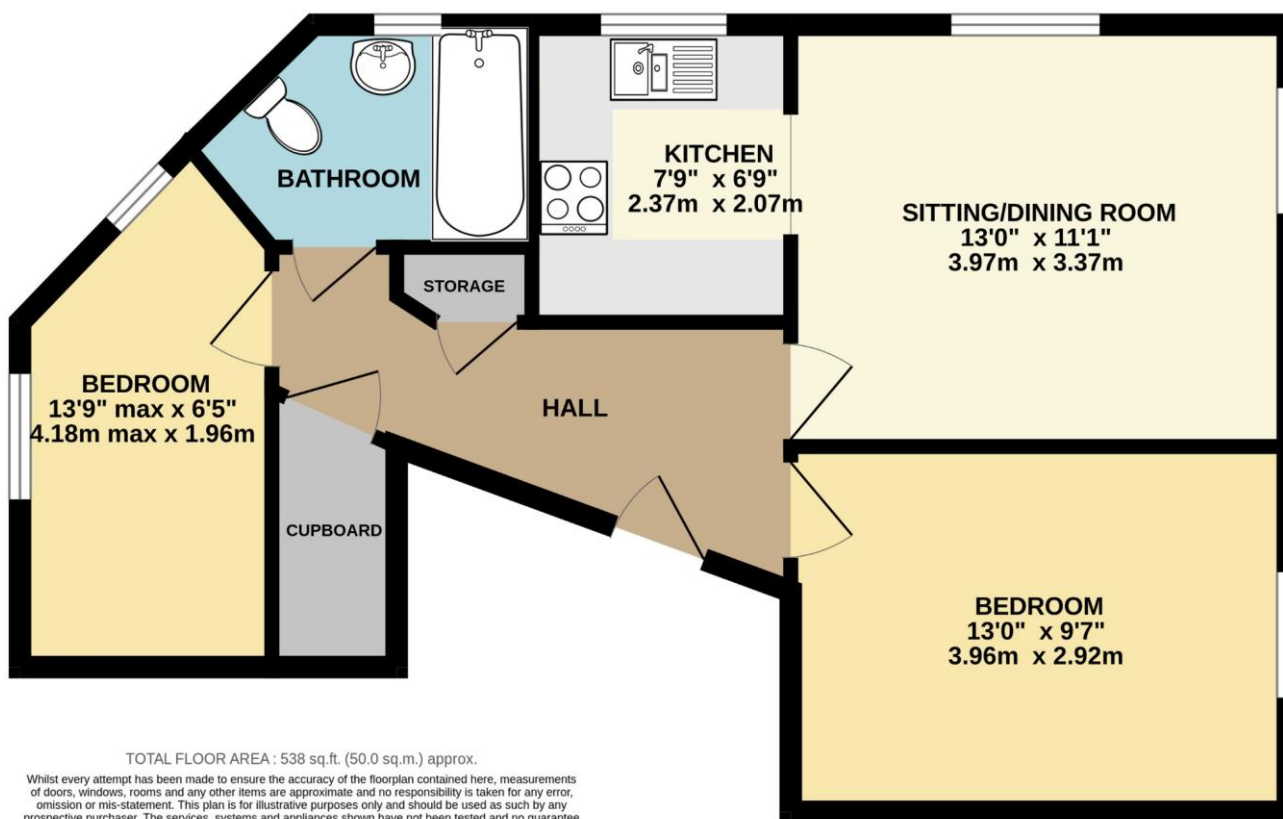
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

GROUND FLOOR APARTMENT 538 sq.ft. (50.0 sq.m.) approx.



WELLS OFFICE
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AND
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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

