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 EPC C

£120,000 Leasehold

12 Palace Court
 Silver Street
 Wells, BA5 1UR

**COOPER
 AND
 TANNER**



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DESCRIPTION

A light and spacious one bedroom, second floor apartment for the over 55's situated in a convenient location in the centre of Wells, offering splendid views over the neighbouring countryside and just a short walk from the Bishop's Palace, Cathedral and High Street

Upon entering the property is a generous hallway two large built in cupboards. Leading off the hall, the bedroom is a generous double room with fitted wardrobes with sliding mirrored doors. Also, off the hall, the well-appointed shower room comprises a large walk-in shower, hidden cistern toilet and wash hand basin with storage beneath. The bright and spacious sitting room offers plenty of space for both sitting and dining room furniture with a lovely bay window offering south westerly views across the rooftops of Wells and the countryside beyond. The owner current has a seating area in the window offering the perfect spot to read a book or just to appreciate the lovely view. The newly fitted kitchen has a range of units with soft close doors and drawers, an electric oven and hob and views over roof tops. The gas combi boiler, also in the kitchen, is only 5 years old and is serviced annually.

Number 12 Palace Court also has the added benefit of being next to the guest suite, so perfect for visiting family and friends. The guest suite has twin beds, a bathroom and small kitchenette and can be booked for visitors for a small fee, currently circa. £15 per night. 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.

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, 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 £3562.87 per annum (£296.90 pcm)

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: WELJAT04082025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Leasehold – 72 years remaining as of 2024



Motorway Links

- M4
- M5



Train Links

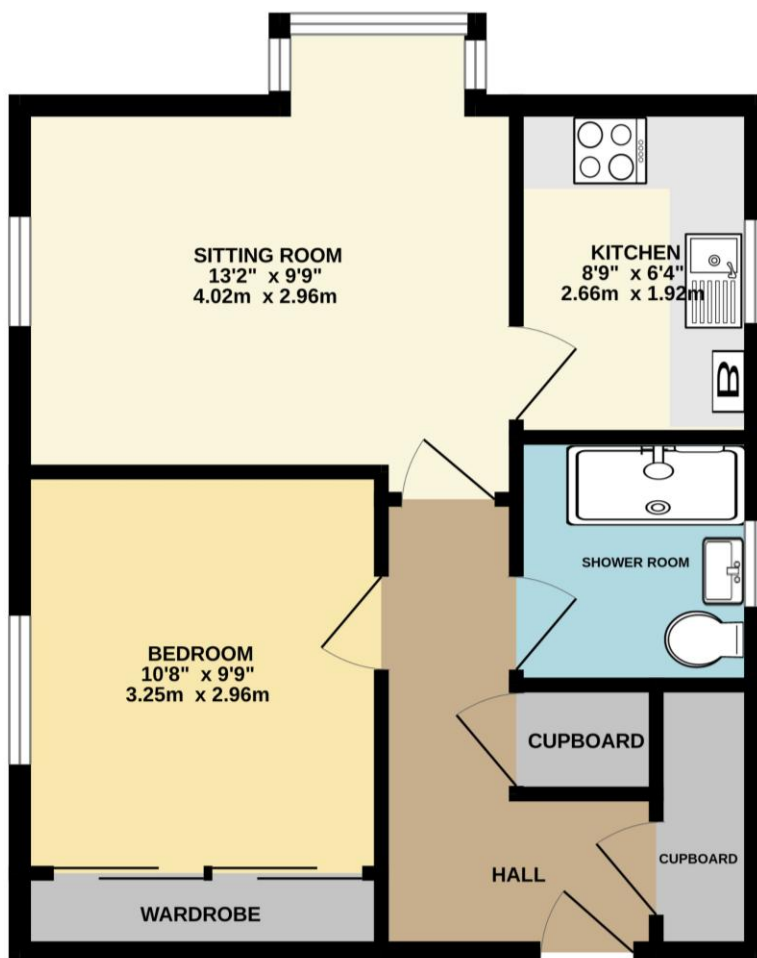
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

2ND FLOOR



Whilst 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-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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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.

