

# LODESTONE



15 King Alfred Courtyard, Wells









# 15 King Alfred Courtyard, Wells

BA5 2RL

Guide Price: £275,000

2   
Bedrooms

2   
Bathrooms

2   
Receptions

## PROPERTY FEATURES

- Spacious top floor apartment for the over 55's (lift to all floors)
- Secure courtyard development just off Wells High Street
- Spacious sitting room
- Well appointed kitchen with integrated appliances
- Two bedrooms (one with en suite shower room)
- Study/occasional third bedroom
- Bathroom
- Residents lounge and guest suite
- Communal garden areas
- On site manager



A superb spacious two bedroom top floor apartment set in the popular King Alfred's courtyard development for the over 55's which is tucked just behind the High street and benefits from access to the High Street, Priest Row and Union Street. Built around a central courtyard, this well maintained gated community benefits from a house manager, lifts, guest suite (pre-bookable) and residents' lounge. All communal areas are well maintained. The apartment can be reached via lift (which opens directly into the hall) or by staircase and is well presented throughout having had only one owner since new in 2002.

Upon entering the apartment there is a light and spacious entrance hall with storage cupboard for coats and shoes. The hallway opens to a spacious inner hallway with two further cupboards one housing the hot water tank and the other offering useful storage. At the end of the hallway is a spacious sitting room with space for dining and has a feature fireplace with electric fire. The kitchen is well fitted with limed oak wall and base cupboards incorporating a range of integrated appliances to include electric hob, eye-level double oven, fridge freezer, dishwasher and washer/dryer. The main bedroom is a good sized double and has a built-in wardrobe along with an ensuite shower room. A further double bedroom benefits from a built-in wardrobe which is currently used a dining room. A third room could be used as an occasional bedroom which is currently used as a home office and offers a sunny dual aspect. The spacious bathroom comprises bath with shower attachment, wash basin and toilet.



Outside: There are attractive and well maintained communal gardens with areas of lawn, flowerbeds and benches for residents to enjoy this sunny area.

A small residents' car park is on-site and is accessed via electric gates from Union Street car park. Spaces are subject to availability. Number 15 currently has a car parking space reserved and subject to availability it may be possible to transfer to a new owner.





Situation: King Alfred Courtyard is perfectly situated in the centre of Wells, the smallest Cathedral city in England. The high street is vibrant and home to a good selection of chain stores (such as Boots and Waterstones) and a variety of independent shops, restaurants and pubs. There is a twice weekly market offering good local produce, delicious fresh fish, meat products and a variety of street food. Wells also has a choice of supermarkets including Waitrose, Tesco, Morrisons and a new Lidl, soon to be built. At the very heart of the city is the stunning mediaeval Cathedral, Bishop's Palace with its superb garden, and Vicars' Close (reputed to be the oldest surviving residential street in Europe). Wells is fast becoming the South West's go-to place for festivals with annual food, literary, comedy and theatre events. The cafe culture within the Market Place offers a wonderful opportunity to sit and watch the world go by. Tables and chairs adorn the cobbled square surrounded by fabulous architecture, historic buildings. With both the Cathedral School and the Cathedral itself, there are all year opportunities for musical concerts and other events, and regular shows in the Little Theatre and a multi-screen cinema. Other local attractions and amenities include the well-known Bath and West Show Ground, the Wells and Mendip golf clubs whilst sailing and fishing can be found on the Chew Valley and Blagdon Lakes. The heritage city of Bath and regional centre of Bristol are both within very easy reach.

Directions BA5 2RL. One of the entrances to King Alfred's Courtyard can be found in Priest Row on the right hand side, just after the Florists. For viewing purposes please meet our representative at the Priest Row entrance.

Service Charges: Service Charge: £5550.30 per annum

Ground Rent: £350.00 per annum.

The service charge includes, buildings insurance, grounds maintenance, external property maintenance, cleaning and maintenance of communal areas and house manager (Monday-Friday)

## MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

### PART A

**Local Authority:** Somerset Council

**Council Tax Band:** D

**Guide Price:** £275,000

**Tenure:** Leasehold – approximately 103 years remaining of 125 year lease as at 2024

### PART B

**Property Type:** Top floor apartment

**Property Construction:** Purpose built

**Number and Types of Rooms:** See Details and Plan, all measurements being maximum dimensions provided between internal walls

**Electricity Supply:** Mains

**Water Supply:** Mains

**Sewerage:** Mains

**Heating:** Electric

**Broadband:** Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

**Mobile Signal/Coverage:** Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Parking:** The owner currently rents a space. Spaces are subject to availability.

### PART C

**Building Safety:** The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

**Restrictions:** There are restrictions within the leasehold title. We would recommend you review the Title/deeds of the property with your solicitor.

**Rights and Easements:** There are restrictions and rights within the leasehold title. We would recommend you review the Title/deeds of the property with your solicitor.

**Flood Risk:** There has been no flood at the property

**Coastal Erosion Risk:** N/A

**Planning Permission:** We are not aware of any planning permissions pending that will affect the property.

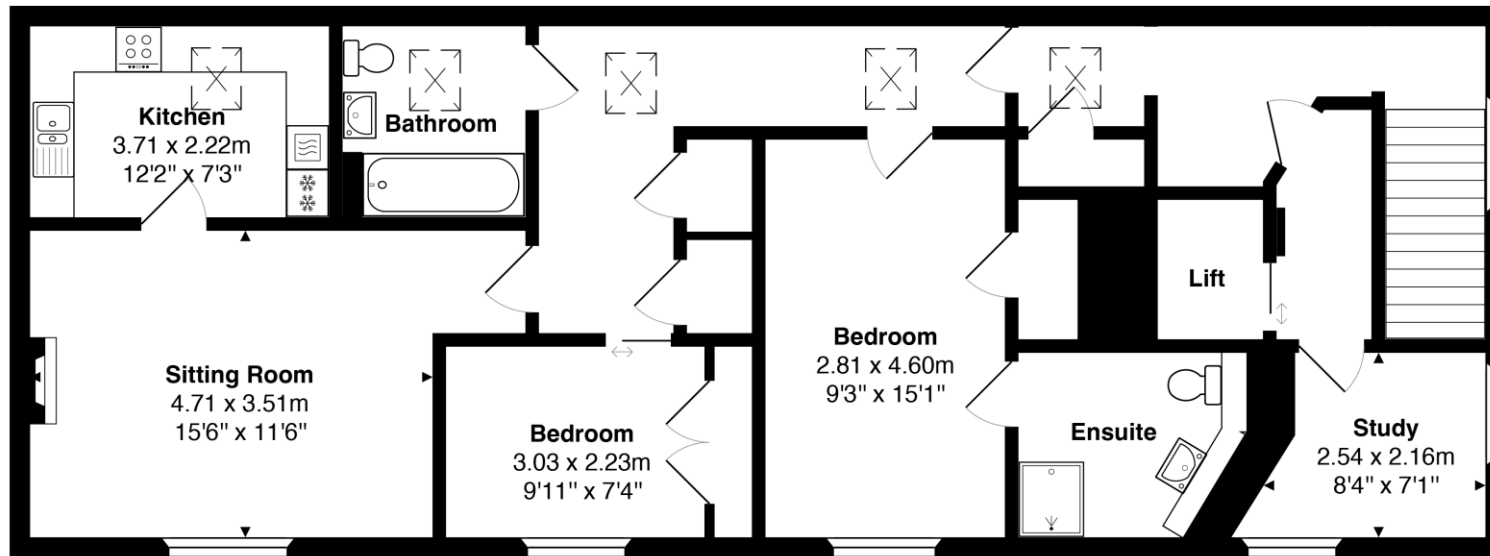
**Accessibility/Adaptations:** N/A

**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:** D

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

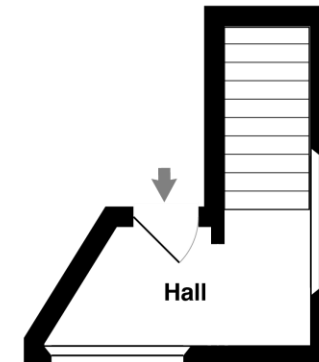


Area: 102.1 m<sup>2</sup> ... 1099 ft<sup>2</sup>

## 15 King Alfred Courtyard, Wells



Approximate gross internal floor area of main building - 106 m<sup>2</sup> / 1,141 ft<sup>2</sup>



Area: 3.9 m<sup>2</sup> ... 42 ft<sup>2</sup>

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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