



FOREST MARBLE
PROPERTY SALES & LETTINGS



Harris Close, Frome

£160,000

Council Tax Band A Tax Price £1,645 pa



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Interact with the virtual reality tour and call Forest Marble 24/7 to view this immaculately turned out and brilliantly located one bedroom flat. The flat is found in an exclusive modern development on the site an historic mill close to the town centre of Frome. the position allows for easy walking distance to Frome Railway Station as well as being ideally situated for walks along the river, through Rodden Meadow or out into the Somerset countryside; all of which can be found moments from the door. internally the property has been loved and kept in outstanding order ever since the current owner purchased from the original developer in 2007. The condition is a testament to the quality of this property and the care that has been taken to maintain it. Please follow this link to view the virtual tour:

[Click here](#)

What Our Vendor Loves

Our client has owned this property since it was first finished in 2007 and the care and love bestowed on it since then will be clear to any would be buyers. This is highlighted by the quality of finish of the recent redecoration. The location of the flat first appealed as Frome town centre is within easy reach on foot and there are some beautiful routes, particularly via Rodden Meadow or along the river bank to Willow Vale. Since living in the property other features have come to be important and have set this home apart from others. The Juliet balcony from the living room provides not only aesthetic benefits, but in the Summer can be opened up to allow the breeze and fresh air in; particularly noteworthy when working from home. Overall this is a light and airy flat will be missed when pastures new are found.

- Large One Bedroom Flat
- Close to Town Centre and Railway Station
- Recent Redecoration Throughout
- Bright and Airy Property
- Allocated Private parking
- Communal Outdoor Spaces



Rooms

Hall

7'2" x 6'4" (2.19m x 1.95m)

Living Room

14'2" x 10'10" (4.33m x 3.08m)

Kitchen

8'2" x 6'6" (2.50m x 2.01m)

Bedroom

9'11" x 9'10" (2.78m x 2.77m)

Bathroom

5'9" x 8'11" (1.80m x 2.47m)

Directions

From our offices, you will be able to reach the property on foot. Crossing the car park the flat is located on the first floor of the building at the end of the cul-de-sac, on your left hand side.

Agent Notes

This is a leasehold property with a balance of 110 years remaining on the lease. The vendor informs us there is an estate management charge of circa £156 per month and an annual ground rent of £235.

At Forest Marble estate agents we bring together all of the latest technology and of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.



Approximate total area⁽¹⁾
441.54 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			