



FOREST MARBLE  
PROPERTY SALES & LETTINGS



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## The Old School, Frome

£200,000

Council Tax Band A Tax Price £1,511 pa



Call Forest Marble 24/7 to book your viewing on this stunning two bedroom apartment with high ceilings located in the heart of Frome and within walking distance of the town center and Victoria Park. Comprised of an open plan lounge dinner with kitchen to the side, spacious bedrooms with storage and bathroom. The entrance hall has plenty of space to hang your coats and kick off your shoes. There is allocated parking, communal garden space and shared storage ideal for your bike. To interact with the virtual tour follow the [link click for vr](#)

### Situation

Situated in a very popular location within easy access to the shops and Victoria Park. Frome town itself is one of Somerset's finest artisan towns which boasts a fantastic spirit of togetherness. There is a wide range of supermarkets, public houses, banks, theatres, schools, college and a sports centre as you would expect. However Frome prides itself on the great selection of independently run shops that line the historical cobbled streets, while away your days sipping coffee in one of the cafes or buying gifts from the amazing boutiques. Frome is well known for its weekly markets and its monthly artisan market on a Sunday which draws people from all around. There is a rail service that is on the Paddington Line and also feeds into the cities of Bath & Bristol. Transport links will have you quickly out to the cities of Bath, Bristol & Salisbury.



### Key Features

- Character Two Bedroom Apartment
- Close to Town Center
- Communal Garden
- Allocated Parking
- Ideal for Working From Home
- No Onward Chain

### Rooms

#### Entrance Hall

11'10" x 3'3" (3.38m x 1.01m)

#### Lounge / Diner

22'3" x 10'2" (6.80m x 3.11m)

#### Kitchen

7'11" x 7'5" (2.17m x 2.29m)

#### Bedroom

8'2" x 10'3" (2.50m x 3.14m)

#### Bedroom

10'6" x 6'7" (3.23m x 2.04m)

#### Bathroom

6'2" x 6'7" (1.89m x 2.04m)

### Parking

There is one allocated parking space to the front of the property. Visitors parking available also.

## Directions

From our offices drive up Wallbridge and bear right along Portway, straight over the roundabout along Christchurch Street East to the T-junction. Turn right down to the next roundabout, taking the first left and drive along Christchurch Street West take the turning on your left up Park Road and the property can be found on your right hand side.

## Agents Note

The property is Leasehold and we are told has 973 years left on the lease with a management charge of £1967.38 per annum and £75 per annum ground rent. At Forest Marble estate agents we bring together all 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, 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 all 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<sup>(1)</sup>  
526.56 ft<sup>2</sup>

(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.

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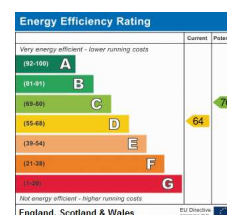
## Forest Marble Ltd

Forest Marble, 4 Harris Close, Frome BA11 5JY

Call: 01373 482900

Web: [www.forestmarble.co.uk](http://www.forestmarble.co.uk)

Email: [will.parfitt@forestmarble.co.uk](mailto:will.parfitt@forestmarble.co.uk)



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.