



## Providence Court, Frome

£160,000

Council Tax Band A Tax Price £1,625 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS



**Interact with the virtual reality tour and contact Forest Marble 24/7 to to arrange your viewing of this exceptional one bedroom flat situated in a quiet, prime location within Frome, boasting convenient access to the Train Station, town centre and to other amenities. Coupled with extensive views over the River Frome and surrounding countryside, this property is ideal for first time homeowners looking to take their first steps in the market. The spacious open plan living space enjoys lots of natural light and is perfect for relaxing or hosting guests. The double bedroom and modern bathroom are well proportioned and found in excellent condition. Externally you will enjoy communal balconies where one might sit and take in the scenery, whilst to the front of the building there is a car parking area where you will find a private allocated parking space. To view the virtual reality tour please follow the link above. To view the virtual tour please follow this link:**

[Click Here](#)

### **Situation**

This stunning flat sits on the Southern side of Frome and boasts a great location with riverside walks and a lovely view of the River Frome and fields beyond. It also benefits from being a short distance from both the town centre and the main line railway station. 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, 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 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 and Bristol. Transport links will have you quickly out onto the ring road and the cities of Bath, Bristol and Salisbury are well within reach.

### **Key Features**

- One Bedroom Apartment
- Allocated Parking
- Quiet Location
- Rural Views
- Gas Central Heating
- Open Plan Living Space



## Rooms

### Inner Hallway

7'7" x 7'0 (2.31m x 2.13m)

### Open Plan Living Space

This impressive multi aspect living space incorporates lounge and dining space as well as a modern fitted kitchen. Boasting excellent light as well as countryside and river views.

20'9" x 16'2" (6.32m x 4.93m)

### Bedroom

9'9" x 10'2" (2.97m x 3.10m)

### Bathroom

7'0 x 6'3" (2.13m x 1.91m)

### Parking

There is a single allocated parking space outside the property and visitor parking is also available.

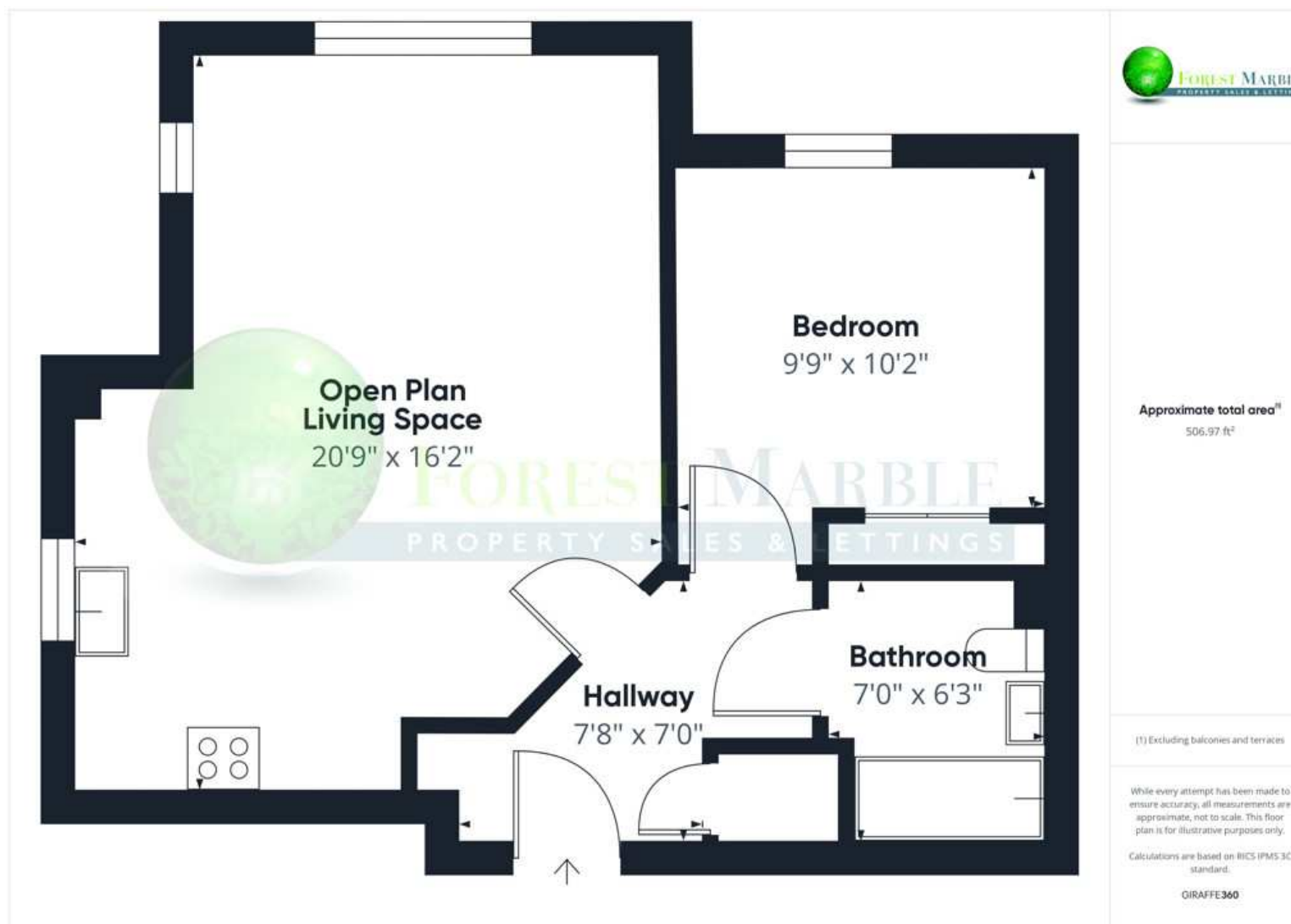
## Directions

From our offices turn right onto Wallbridge and forking left at the traffic lights drive up Locks Hill and turn left onto Adderwell Road. Take the left into Knights Maltings and follow the road around to the right. At the corner take the turning on the left to Providence Court where you will find the car parking area and the entrance to the property on your right.

## Agent Notes

We are advised that this is a leasehold property with 105 years remaining of the lease and subject to a management charge of approximately £115 per month and annual ground rent of £330. 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 (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 all surrounding villages.





### Forest Marble Ltd

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