



Portland Place, Frome

£115,000

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 arrange your viewing of this well proportioned first floor flat that offers an excellent location with easy access to the shops, eateries, and amenities of Badcox and Frome Town Centre. Portland Place is found just off of Broadway and is a small community of similar one and two bedroom apartments and maisonettes. The property comprises of one bedroom, large enough for double bed, a generously sized main living space that allows for lounge and dining furniture, as well as fitted kitchen and bathroom. You will enjoy a single allocated parking space and the flat is offered for sale with no onward chain. To view the virtual tour please follow this link:

[Click Here](#)

Situation

Boasting easy access of the local schools and within easy walking distance of the shops situated in the Badcox area of town. From here it is but a short stroll down Catherine hill or through the historic streets of Frome's conservation area into the main town centre. 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 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 onto the ring road and the cities of Bath, Bristol & Salisbury are well within reach.

Key Features

- First Floor Flat
- One Bedroom
- Communal Outdoor Areas
- Parking Available
- Gas Central Heating
- No Onward Chain



Rooms

Inner Hallway

3'5" x 9'4" (1.04m x 2.84m)

Living Room

10'6" x 15'1" (3.20m x 4.60m)

Kitchen

6'0 x 10'7" (1.83m x 3.22m)

Bedroom

13'0 x 9'0 (3.96m x 2.74m)

Bathroom

9'5" x 5'6" (2.87m x 1.68m)

Parking

allocated parking can be found outside, within residents' parking area.

Directions

From our offices turn right onto Wallbridge and continue under the railway bridge before forking right at the traffic lights onto Portway. Proceed across the mini roundabout (first exit) and to the T junction at the top of the slope.

Turn right and take the first exit at the roundabout.

Continue along to the next roundabout where you will take the first exit and then the first turning on your left.

The entrance to the car park will be on your right hand side.

Agent Notes

We are advised that this is a leasehold property with 996 years remaining of the lease and subject to a management charge of approximately £195 per month. Additional material information regarding the flat may be available from the agent. 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.



Approximate total area⁽¹⁾
423 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Forest Marble Ltd

Forest Marble, 4 Harris Close, Frome BA11 5JY

Call: 01373 482900

Web: www.forestmarble.co.uk

Email: 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.

