



Malthouse Court, Whitewell Road, Frome

£140,000

Council Tax Band A Tax Rate £1,625 per annum



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange you viewing at Malthouse Court, a modern, purpose built one bedroom apartment close to Victoria Park in Frome. The internal accommodation has recently been updated and you will find the flat in outstanding condition and newly decorated, ready for the new owners to move straight into. The flat enjoys a bright main living space that offers ample size to house lounge and dining furniture, a fitted kitchen, double bedroom and modern bathroom suite with full tiling to splashbacks and a shower over the bath. A single, covered parking space can be found to the rear of the building and visitor spaces are also available within the residents' courtyard. We are pleased to offer this property for sale with no onward chain. To view the virtual tour please follow this link:

[Click Here](#)

What Our Vendor Loves

Having spent over thirty happy years living at this property our seller tells us that it has been a wonderful place to live, with a quiet feel and really friendly neighbours. We are told that it has always been lovely to be able to walk just a few moments along the road and be in Victoria Park, and just a slightly further walk on from there to Badcox and the Town Centre. This has meant that all the amenities you need are close at hand and you can reach most of the town on foot, including schools and bus routes. The flat gets a surprising amount of light through the day, which is not always the case with flats, and it adds the sense of space in the bedroom and living room. Being on the ground floor, access is easy and the parking is also really convenient as it is covered and just outside the back door of the block.

Key Features

Modern Self contained Flat
One Bedroom
Private Allocated Parking
Excellent condition throughout
Modern Fitted Kitchen and Bathroom
Close to Victoria Park



Rooms

Hallway

9'4" x 10'2" (2.84m x 3.10m)

Living Room

9'7" x 15'7" (2.92m x 4.75m)

Kitchen

8'0 x 6'10" (2.44m x 2.08m)

Bedroom

9'7" x 12'4" (2.92m x 3.76m)

Bathroom

8'1" x 6'10" (2.46m x 2.08m)

Parking

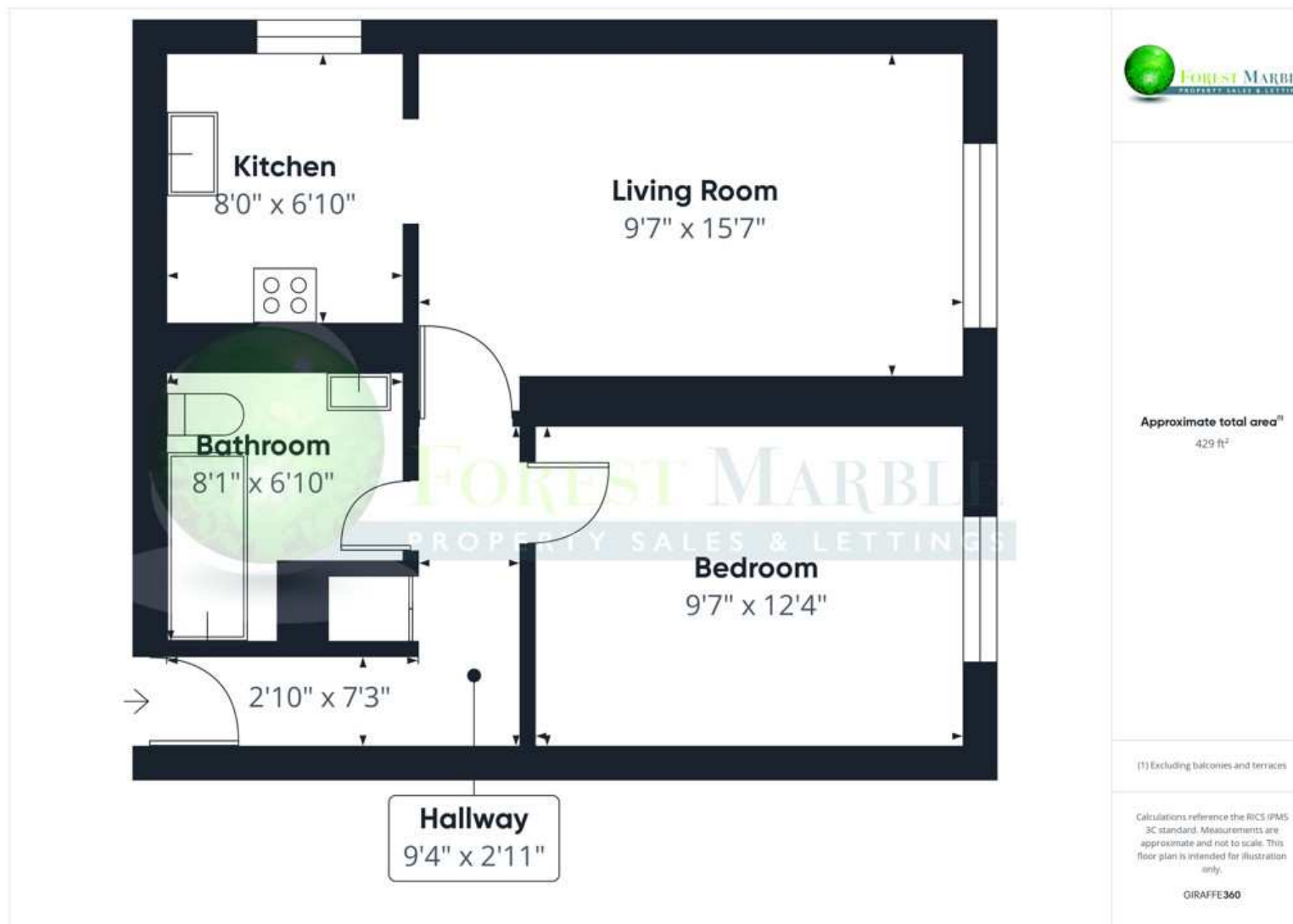
Single private allocated space to the rear of the property within a private courtyard

Directions

From our offices turn right up Wallbridge and bear right onto Portway. Continue along to the T-Junction and turn left onto Wesley Slope, follow the road onto Butts Hill and at the bottom of the hill turn right onto Somerset Road. Turn left onto Whitewell Road and the property will be on your left hand side.

Agent Notes

This is a leasehold Property with 962 years remaining of the lease. We are informed that the property is subject to a monthly management charge of £75 per calendar month. Additional material information 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 outcome 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.



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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.