



Keyford, Frome

£220,000

Council Tax Band A Tax Price £1,511 pa



Call Forest Marble 24/7 to book your viewing on this stunning refurbished two bedroom apartment with dual aspect views over the roof tops of Frome. Now offering a modern central hub encompassing a generous kitchen with fitted white goods and breakfast bar, space for washing machine in a storage cupboard and an open lounge area with touches of exposed stone. Two double bedrooms, study area and modern bathroom. Outside you will benefit from an allocated parking space and great striking distance to all Frome has to offer! To interact with the virtual tour please follow the link:
<https://tour.giraffe360.com/hillsidekeyford3/>

Situation

Situated in a very popular residential location in Keyford, Frome. 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. 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

- Refurbished Apartment
- Open Plan Living
- Two Double Bedrooms
- Study Area
- Far Reaching Views
- Allocated Parking

Rooms

Entrance Lobby

Entrance Hall

3'5" x 12'3" (1.07m x 3.75m)

Kitchen / Living Area

19'3" x 15'3" (5.88m x 4.66m)

Study Area

10'9" x 8'4" (3.32m x 2.56m)

Bedroom

10'8" x 15' (3.29m x 4.57m)

Bedroom

10'11" x 8'9" (3.08m x 2.71m)

Bathroom

7'6" x 6'10" (2.32m x 1.86m)

Parking

Allocated Parking for 1 Car



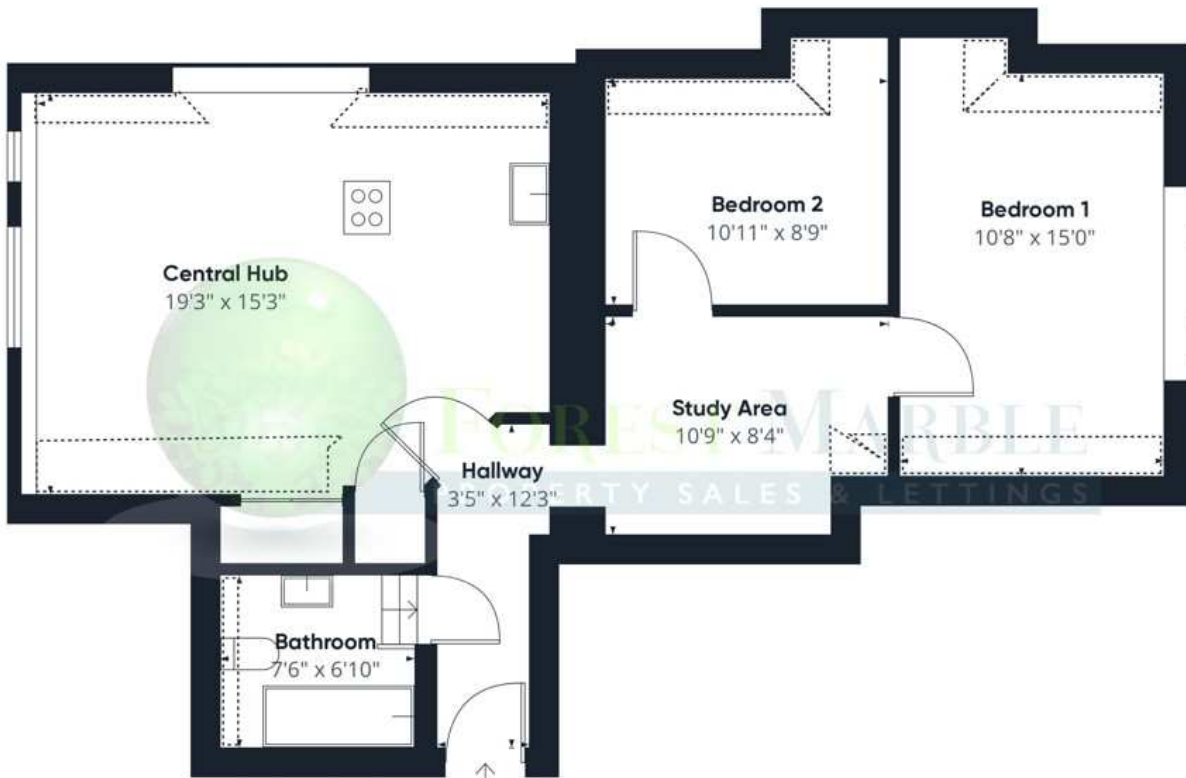
Directions

From our offices on Harris Close, turn right onto Wallbridge and continue along Portway. Fork to the left at the traffic lights onto Locks Hill. Continue up Locks Hill until you reach the traffic lights. Crossing the traffic lights the property and private car park is found immediately on your left hand side.

Agents Note

This is a leasehold flat. Our client advises us that the current annual maintenance charge is £1,815 with 968 years remaining on the lease. 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. 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⁾
785.58 ft²

Reduced headroom
154.45 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		65	62

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.