



**Garston Mead, Frome BA11 1GE**



**welcome to**

## **Garston Mead, Frome**

- Two Double Bedrooms
- Modern Fitted Kitchen
- Spacious Open Plan Living Accommodation
- Allocated Parking
- Easy Access to Town Centre And The Train Station

Tenure: Leasehold EPC Rating: B

offers in excess of

**£192,000**

Immaculately presented and situated in a quiet cul-de-sac position in close proximity to the town centre, this contemporary open plan apartment has lovely light and spacious interiors with accommodation comprising entrance hall with plenty of storage, two large double bedrooms and a modern bathroom. The open plan living area is bright and spacious incorporating living dining room and a fully integrated kitchen with appliances including fridge/freezer, electric cooker, electric hob with extractor hood and washing machine.

Outside there is allocated parking and visitors' parking to the rear of the property plus an allocated storage space.

The apartment is perfectly positioned to facilities, being less than half a mile to Frome town centre, to a range of independent shops, a range of cafes, restaurants and bistros; the train station is within walking distance providing direct lines into Bath, Bristol and London, Paddington.

### **Living Room**

9' 10" x 13' 4" ( 3.00m x 4.06m )

### **Kitchen / Dining Area**

### **Bedroom One**

14' 3" x 13' 8" ( 4.34m x 4.17m )

### **Bedroom Two**

9' 10" x 12' 3" ( 3.00m x 3.73m )

### **Bathroom**

### **Parking**

***view this property online*** [allenandharris.co.uk/Property/FRO110394](https://allenandharris.co.uk/Property/FRO110394)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold marks

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**Property Ref:**

FRO110394 - 0004

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01373 462999**



[Frome@allenandharris.co.uk](mailto:Frome@allenandharris.co.uk)



9 The Bridge, FROME, Somerset, BA11 1AR



[allenandharris.co.uk](https://allenandharris.co.uk)