

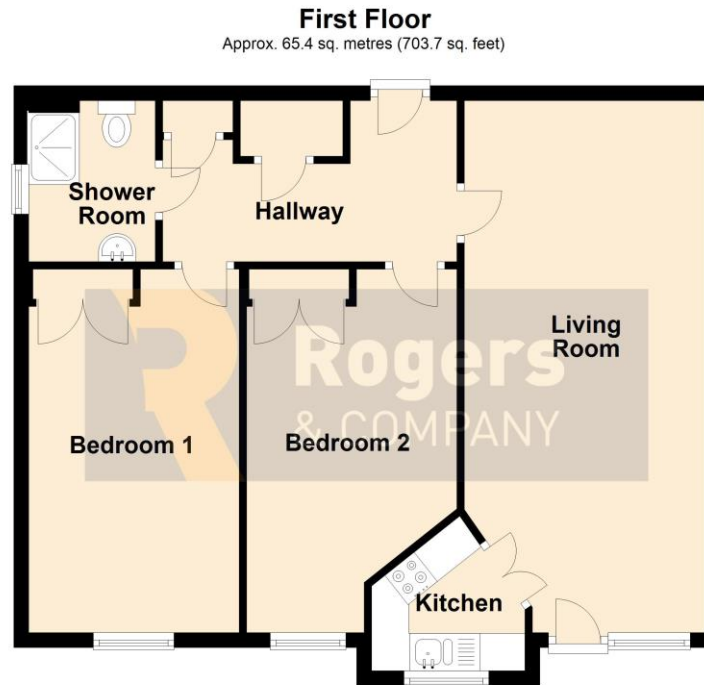


16 Longleat Court
Frome
Somerset
BA11 1ED

Guide Price £205,000

A recently improved first floor over 60's retirement apartment offering a surprisingly spacious and well-designed accommodation.

A large hall with storage cupboard, the 23' living room, which has a picture window and Juliette Balcony overlooking the gardens and town. There is a modern fitted kitchen with integrated fridge/freezer, ceramic hob and eye level oven. The two double bedrooms have fitted wardrobes and the shower room has a large shower cubicle, basin and close coupled WC. The heating is electric with all the normal 'bells and whistles' offered by a McCarthy & Stone development.



Residential Sales

Knowledge and service is key; this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.

Residential Lettings

Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.

Commercial Sales and Leasing

Having been one of the main local commercial agents in the town; over the past decade; we have able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.



- First Floor Retirement Apartment
- Multiple Room 24h Emergency Care Line System
- Lift & Video Entry Phone System
- Resident's Lounge and Rentable Guest Bedroom Suite
- 23' Living Room
- Two Double Bedrooms
- New Fitted Kitchen with Appliances
- Shower Room
- Electric Heating
- Communal Laundry Room

- Living Room 23' 4" (7.11m) x 10' 7" (3.23m)
- Kitchen 8' 2" (2.49m) x 9' 1" (2.77m)
- Bedroom One 15' 10" (4.83m) x 9' 3" (2.82m)
- Bedroom Two 15' 10" (4.83m) x 9' 3" (2.82m) (Max)
- Shower Room 6' 10" (2.08m) x 5' 7" (1.7m)



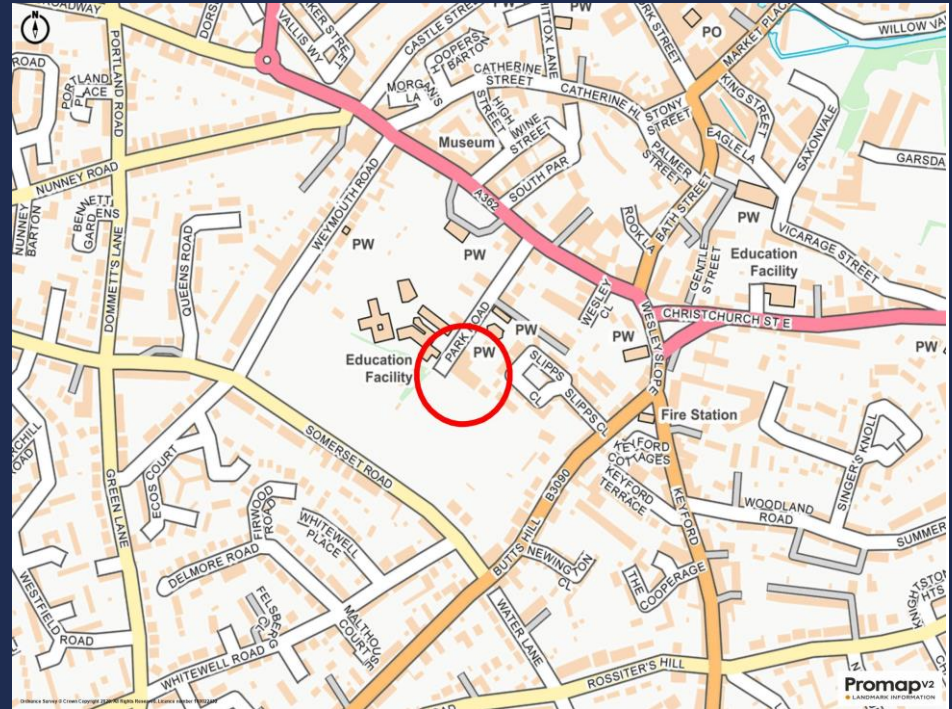
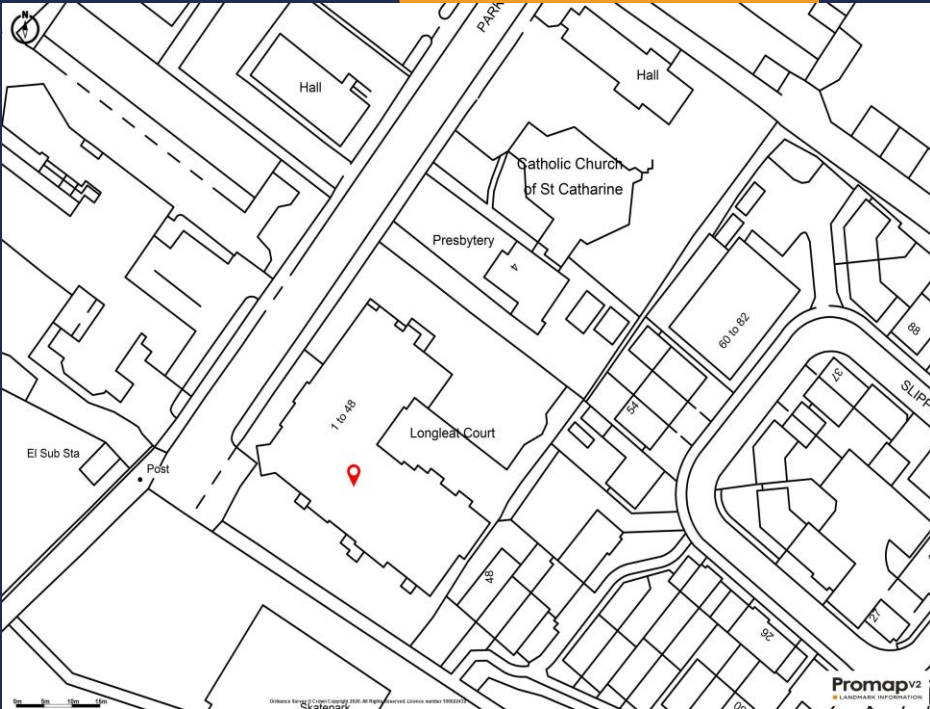
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

16 Longleat Court Park Road Frome BA11 1ED

The tenure is leasehold on a 125 year lease from 2000 with an annual ground rent of £474.48, with an annual service charge of approximately £4660.74 for 2024 including the 24 hour Careline & house manager.

Council Tax Band is A and charged at £1592.08 for 2024/25

Electricity, mains water and sewerage are connected.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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