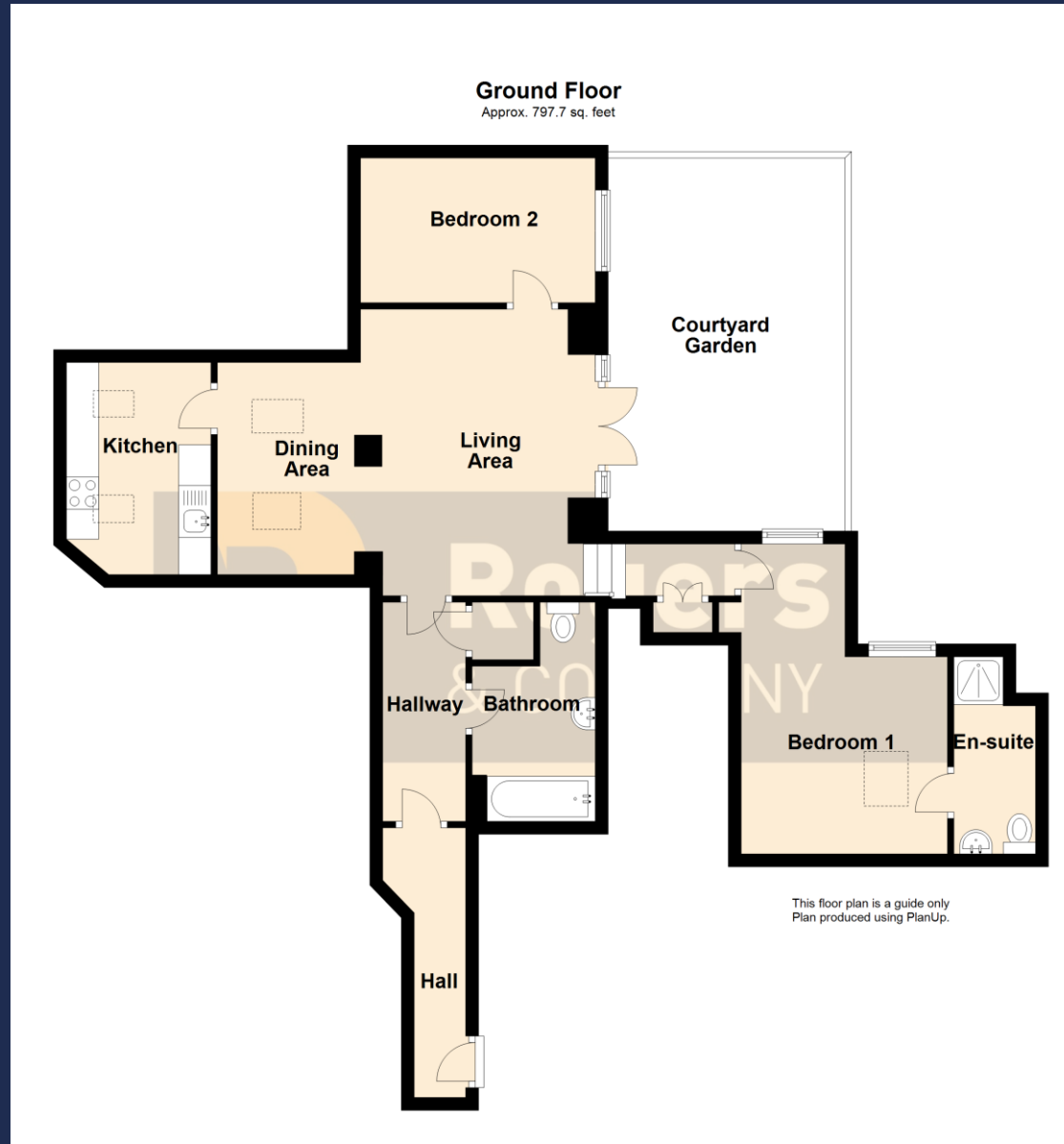




17a Catherine Hill Frome BA11 1BZ

Guide Price £269,950

Nestled amongst the boutiques and eateries of the thriving community of Catherine Hill, or 'The Hill' as it is known. It is now one of the town's most popular places to be - let alone live - with a vast array of independent shops, bars, restaurants and the cinema all within a short stroll. You would have no idea that this place exists, let alone appreciate the size of the apartment, which has its own private courtyard garden. The interior has got everything you could need, from a superb open plan living space with plenty of room for your dining table and desk, two double bedrooms, one with a modern en-suite shower room. There is a fitted kitchen with all the usual space for your appliances, and plenty of natural light. The main bathroom is off the sensibly sized hallway with plenty of storage. The private and pretty courtyard measures approximately 20ft x 12ft, completely enclosed with double doors from the living area.



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.



- 797sqft Luxury Ground Floor Apartment
- Sought After Location On Catherine Hill, In A Grade II Listed Building
- Right In The Middle Of The Independent Shops And Yards From The Town Centre
- Two Double Bedrooms
- One En-Suite Shower Room And Bathroom
- Superb Open Plan Living/Dining Space
- Fitted Kitchen with Oven And Hob
- Generous Hallway With Plenty Of Storage
- Gas Fired Central Heating With Modern Combination Boiler
- Smart Courtyard Garden, Rarely Found On This Street

- Living Area 14' 3" (4.34m) x 12' 0" (3.66m)
- Dining Area 10' 10" (3.3m) x 8' 5" (2.57m)
- Kitchen 11' 3" (3.43m) x 7' 3" (2.21m)
- Bedroom One 16' 3" (4.95m) x 10' 7" (3.23m)
- En-Suite 7' 7" (2.31m) x 4' 2" (1.27m)
- Bedroom Two 12' 0" (3.66m) x 7' 4" (2.24m)
- Bathroom 7' 11" (2.41m) x 6' 3" (1.9m)
- Courtyard Garden Approximately 20' 0" (6.1m) x 12' 0" (3.66m)



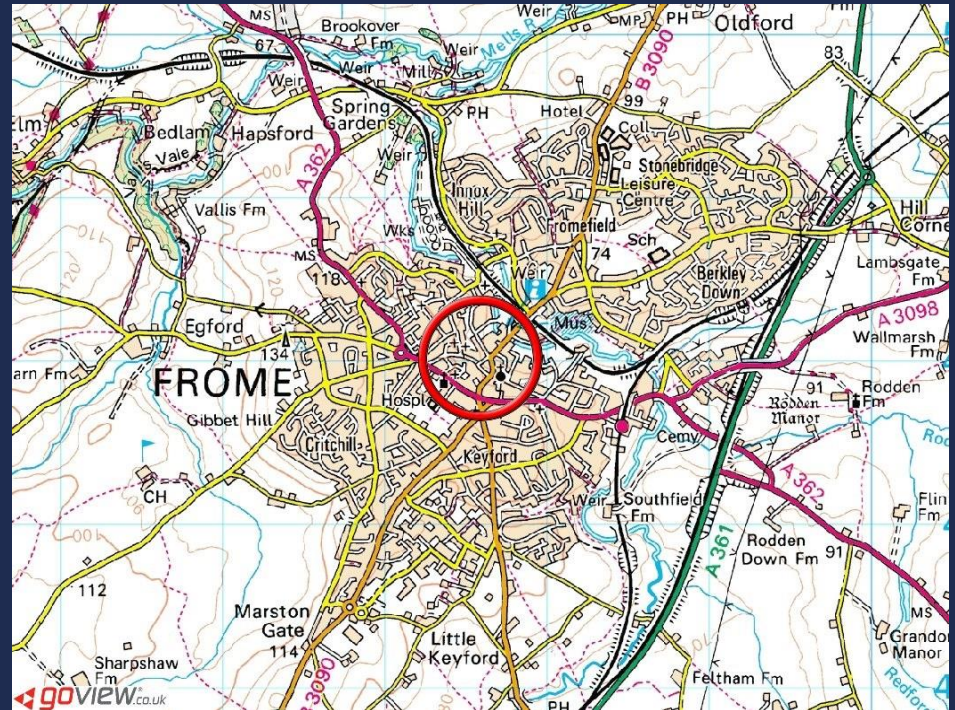
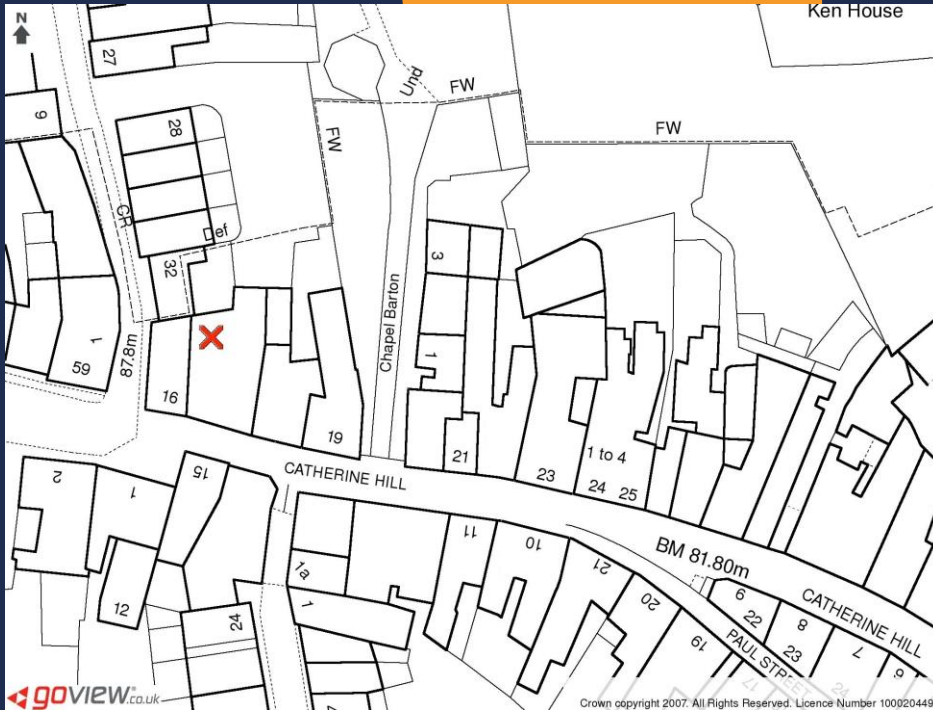
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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The tenure is leasehold with a 999 year lease from 1999
The annual Ground Rent charge is £75
The monthly maintenance charge is £140.05 for 2024

All Main services are connected

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



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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