





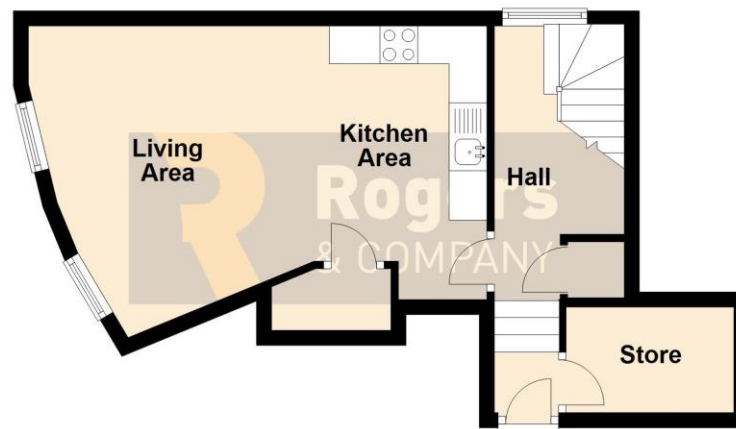
Flat 1  
21 King Street  
Frome  
BA11 1BH

## Guide Price £199,950

A nearly new conversion of just four luxury apartments set right in the heart of town. With the latest in building regulations for heat and sound insulation. There are state of the art Rointe Wi-Fi Electric eco radiators. The apartment is fully wired for Fibre broadband too. The internal fittings are stylish and contemporary with a superb layout. Flat 1 is at the side of the building, set over two floors with an extremely handy storeroom or office which is accessed off the hallway, with an additional storage cupboard housing the pressurised hot water cylinder and the stairs to the second floor. The main living/kitchen/dining room is an open plan room with two windows overlooking King Street at the living area end, and the kitchen at the other. Upstairs you'll find a shower room and a beautiful double bedroom, with a very characterful vaulted ceiling and multiple exposed beams.

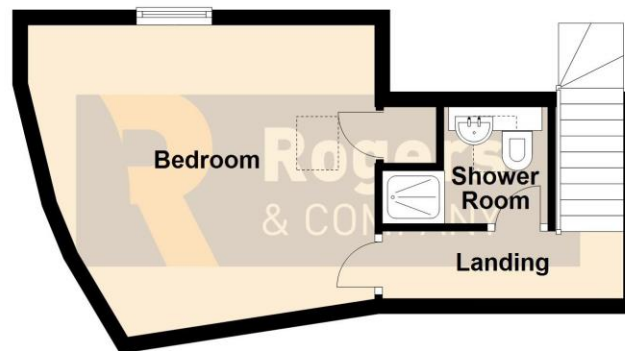
### First Floor

Approx. 32.9 sq. metres (354.4 sq. feet)



### Second Floor

Approx. 24.7 sq. metres (266.4 sq. feet)



Total area: approx. 57.7 sq. metres (620.8 sq. feet)

This floor plan is a guide only  
Plan produced using PlanUp.

#### 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.*



- Nearly New Luxury Conversion
- Heart Of The Town Centre
- Four Individual Apartments Finished To An Impeccable Standard
- Two Storey, Large One Bedroom Apartment With Storage Room
- Latest Insulation, Fire Alarm & Wi-Fi Electric Eco Radiators
- Contemporary Kitchen & Shower Room Fittings
- Fibre Broadband
- Plenty of Character Retained
- Award Winning Developer

- Living/Dining/Kitchen Area 20' 0" (6.1m) max x 15' 4" (4.67m) max reducing to 10' 3" (3.12m) irregular shaped room
- Store/Study Area 9' 4" (2.84m) x 4' 7" (1.4m)
- Bedroom 15' 5" (4.7m) max x 14' 7" (4.44m) max irregular shaped room
- Shower Room 7' 10" (2.39m) max reducing to 4' 5" (1.35m) x 5' 1" (1.55m)





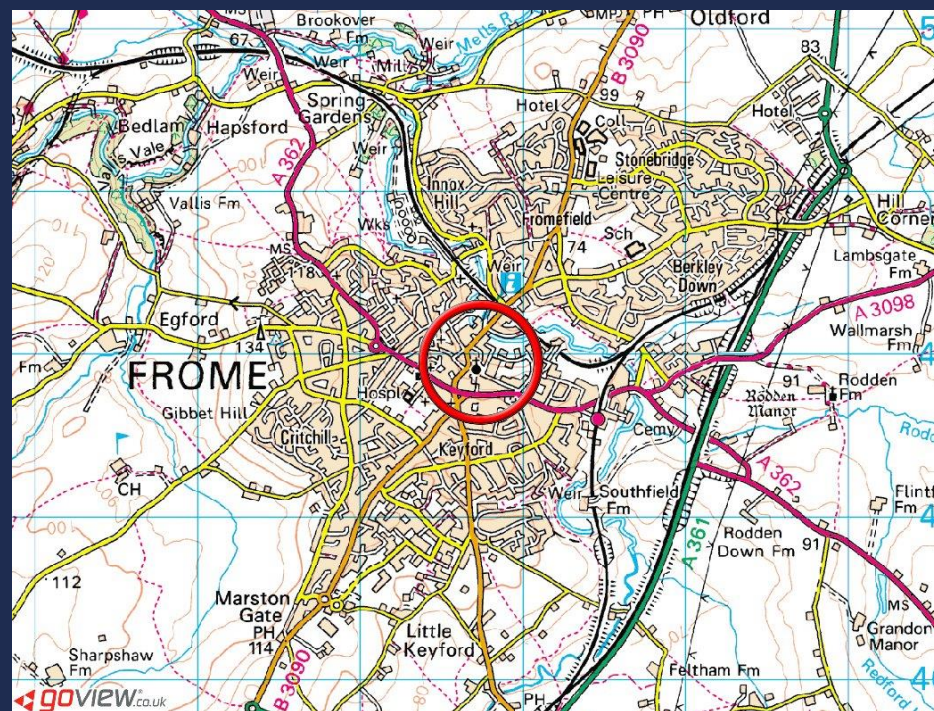
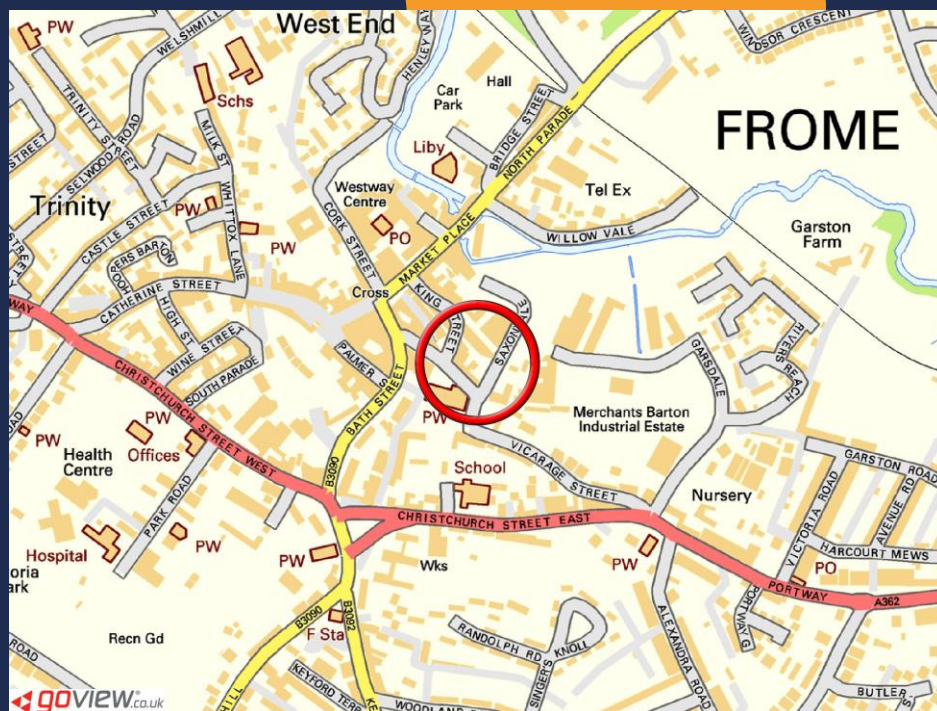
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78 C
55-68	<b>D</b>	60 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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The tenure is leasehold including a 997 year lease with a peppercorn ground rent charge. There is a recently formed management company with a monthly charge of £80pcm.

The Council Tax is Band A and is charged at £1702.47 for 2025/26.

Electricity, mains water and drainage 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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