



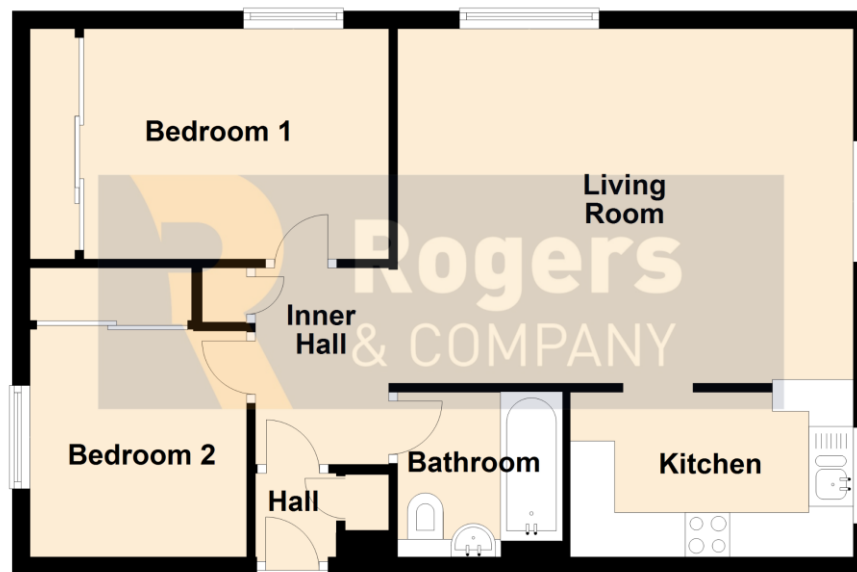
3 Maple Court Frome BA11 2SD

Guide Price £185,000

A great design of two bedroom first floor apartment with a lot going for it. It's first floor for a start, so during the 'days' where the sun does shine, you can feel safe leaving your windows open, without having to hike up two or three flights of stairs. This particular property has an extra window in the living room, so not only do you have plenty of natural light, you can see more of the world up and down Stonebridge Drive. They are built with block and beam floors, meaning it's excellent for sound insulation (the walls are brick too). Both bedrooms have fitted wardrobes, the bathroom is a modern white suite, the kitchen has plenty of cupboard space and the living room can easily accommodate a dining table too. All the windows are double glazed, with gas fired central heating to radiators. Outside there is a single garage in the nearby residents block with neighbourhood parking available.

First Floor

Approx. 55.3 sq. metres (595.3 sq. feet)



Total area: approx. 55.3 sq. metres (595.3 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.



- 595 Sqft First Floor Apartment
- Purpose Built On Bath Side Of Town
- Yards From Leisure Centre and Local Shops
- With A Bus Stop Less than 20 Yards From the Front Door
- Two Double Bedrooms, Both With Built In Wardrobes
- Large Living/Dining Room With Plenty Of Natural Light
- Fitted Kitchen
- Modern Bathroom
- Gas Central Heating & Double Glazing
- Single Garage, Communal Gardens and Residents Parking Area

- Living/Dining Room 16' 10" (5.13m) x 13' 1" (3.99m)
- Kitchen 10' 5" (3.18m) x 6' 1" (1.85m)
- Bedroom One 11' 3" (3.43m) x 8' 6" (2.59m)
- Bedroom Two 11' 0" (3.35m) x 8' 0" (2.44m)
- Bathroom 6' 1" (1.85m) x 6' 1" (1.85m)



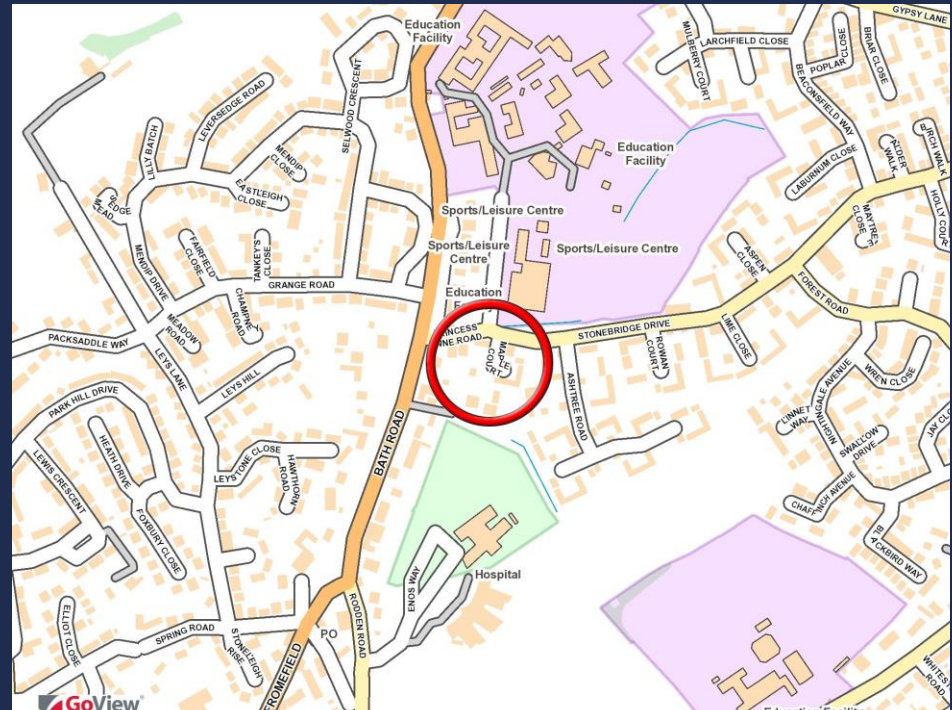
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The tenure is leasehold with a 999 year lease from 1979. The annual ground rent is £36 per annum with an annual insurance premium of £144 and annual maintenance of £760.

All Mains Services are Connected

The Council Tax Band is A and is charged at £1,592.08 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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