



17 Knights Court Frome BA11 1JD

Guide Price £149,950

Knights Court is a modern development just off Keyford a short stroll from the town centre and the train station. Built in 1987 is this two bedroom first floor flat. With a tenant in situ on a periodic tenancy paying £595 pcm and having undergone numerous improvements in recent years this makes an ideal buy-to-let with an income from day one. Internally the property benefits from an entrance hallway with living room and kitchen/dining room, two bedrooms and bathroom. The heating has been upgraded in recent years along with the electric consumer unit. The bathroom has a white suite with an electric shower over the bath. The kitchen is liveable although when the opportunity arises it may require replacing/updating. All in all, a good, well serviced rental property with a terrific tenant.

First Floor

Approx. 47.6 sq. metres (512.3 sq. feet)



Total area: approx. 47.6 sq. metres (512.3 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.



- 511 Sqft First Floor Flat
- Sold As An Investment Purchase With A Tenant In Situ
- Quiet Cul-De-Sac
- Close To Town
- Two Bedrooms
- One Reception
- Double Glazing
- Electric Heating

- Living Room 13' 8" (4.17m) x 11' 7" (3.53m)
- Kitchen/Diner 13' 8" (4.17m) x 7' 5" (2.26m)
- Bedroom One 10' 5" (3.18m) x 8' 2" (2.49m)
- Bedroom Two 8' 10" (2.69m) x 6' 11" (2.11m)
- Bathroom 6' 5" (1.96m) x 5' 9" (1.75m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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The tenure is leasehold with 99 years from 1987 (62 years left). The annual management charge is approximately £856.80 with an annual ground rent of £75 for 2024.

Electricity, Mains Water & Sewerage 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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