



14 Providence Court Frome BA11 1FS

Guide Price £179,999

Located on the edge of this popular Persimmon built development, on the fringes of town, bordering open fields is this modern apartment. Set on the first floor with 8 other apartments in the entire building. Spacious and light (to coin a phrase) with a Juliette balcony overlooking the River Frome and fields at the rear. The flat has an impressive open plan living/dining/kitchen space with plenty of fitted units, two double bedrooms. Externally the property features a communal balcony area with views over fields and the river Frome. A development that is well maintained and well worth a look. Further benefits include the double glazed windows, gas fired central heating and allocated parking. All well-tended and maintained under the management company's tenure.



Total area: approx. 60.7 sq. metres (653.7 sq. feet)

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 been 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.



- 653 Sqft First Floor Apartment
- Well Maintained With Modern Décor
- Two Good Sized Bedrooms
- Open Plan Kitchen/Living/Dining Space
- Beautiful Outlook At The Rear Of The Building With A Juliette Balcony
- In Addition To A Communal Balcony Overlooking The River
- Gas Fired Central Heating & Double Glazed Windows
- Communal Bike & Bin Store
- Sought After Development
- Allocated Parking Space

- Living/Dining Area 20' 0" (6.1m) max x 10' 3" (3.12m) average
- Kitchen Area 11' 4" (3.45m) x 7' 5" (2.26m)
- Bedroom One 10' 1" (3.07m) x 9' 6" (2.9m)
- Bedroom Two 13' 1" (3.99m) x 7' 3" (2.21m)
- Bathroom 6' 4" (1.93m) x 6' 0" (1.83m)



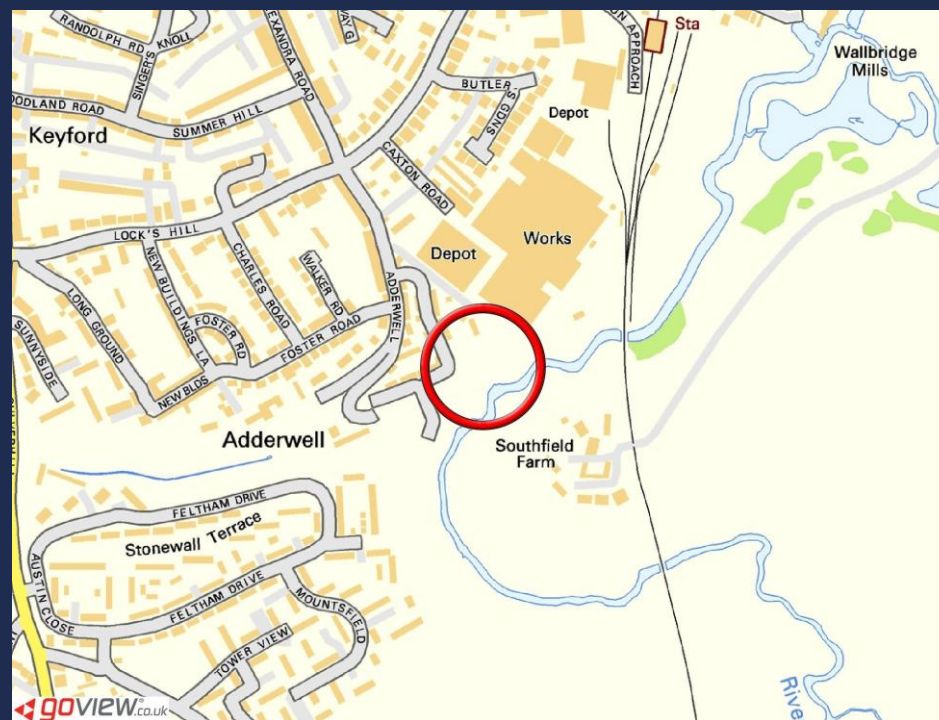
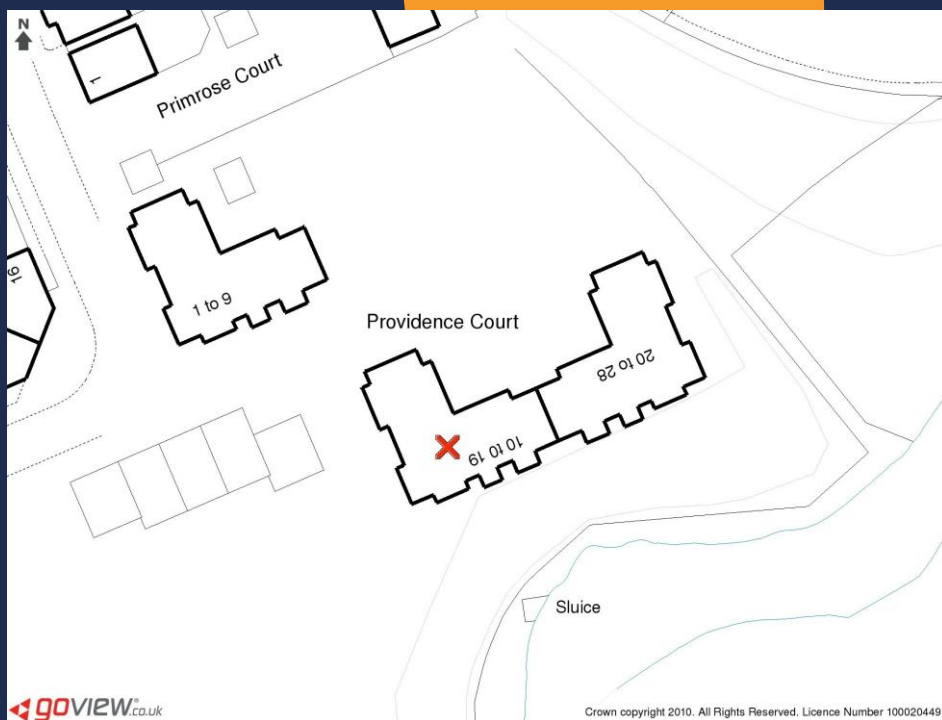
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The tenure is Leasehold with an annual ground rent charge of £300 and current management charge of approximately £1500 per annum. The leasehold term is 125 years from 2008.

All main services are connected.

The council tax band is B and is charged at £1,986.20 for 2025/26.



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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