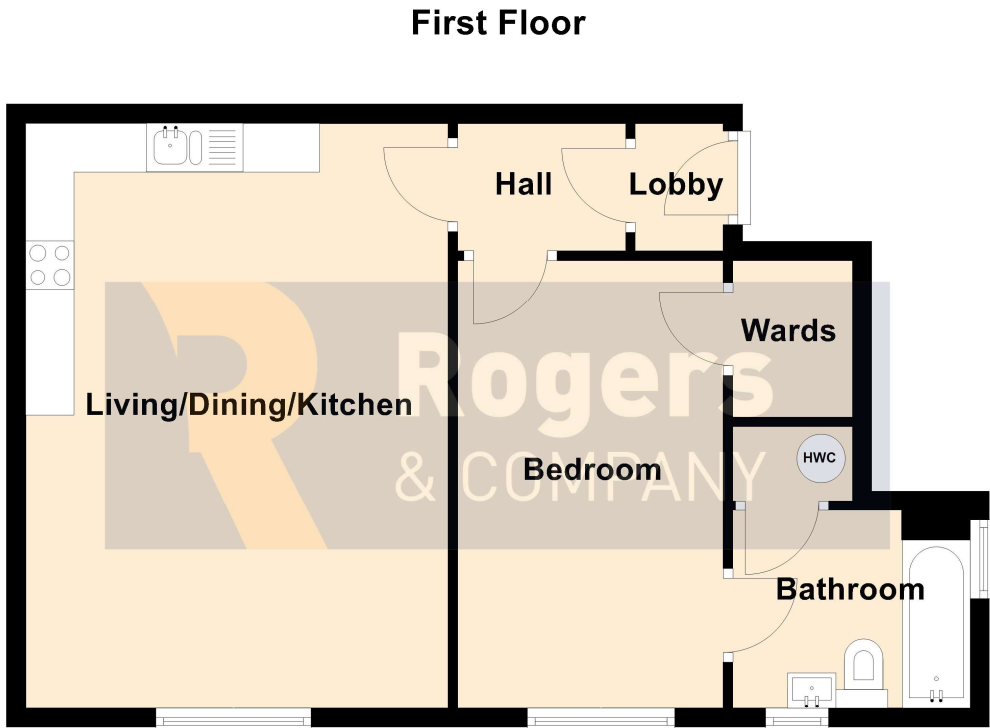




Flat 4
Church Hill House
17 Bath Street
Frome
BA11 1DN

Guide Price £199,950

The first one bedroom release of this luxury town centre development. Flooded with natural light from its refurbished secondary glazed sash windows, these properties have been restored throughout with brand new plumbing, wiring, kitchens, bathrooms and fittings. The heating is via eco electric radiators. Located on the first floor, which is nigh on the second from the roadside with 11' high ceilings. The accommodation includes an entrance lobby and hallway with a doorway into the impressive open plan living/dining/kitchen space with the modern kitchen units including a built-in oven, hob, dishwasher and fridge. The bedroom is a generous double with a walk-in wardrobe with a handy 'loft' storage space. The bathroom has two windows and a white suite with the laundry cupboard including the presurised hot water system and plumbing for the washing machine. All on the doorstep of the town within a few feet of some of Frome's best eateries.



Total area: approx. 52.2 sq. metres (561.9 sq. feet)

Residential Sales

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Residential Lettings

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Commercial Sales and Leasing

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- 561Sqft Brand New Conversion
- Luxury Conversion In The Town Centre
- On The First Floor And Flooded With Natural Light
- Large Double Bedroom With Walk-In Wardrobe
- Generous Living/Dining/Kitchen
- Contemporary Bathroom With Dual Aspect Windows
- Electric Eco Radiators & 'Internal Loft' Storage Space
- Restored Period Features Including Impressive Sash Windows
- Brand New Kitchen & Bathroom Fittings
- Completely Re-Wired & Re-Plumbed

- Living/Dining Area/Kitchen 19' 10" (6.05m) x 14' 4" (4.37m)
- Bedroom 14' 1" (4.29m) x 9' 5" (2.87m)
- Walk in Wardrobe 5' 4" (1.63m) x 4' 1" (1.24m)
- Bathroom 8' 1" (2.46m) x 6' 7" (2.01m)





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The tenure is leasehold with a 999 year lease and a peppercorn ground rent. The (eventual) management company will consist of all 5 individual leaseholders who will take over responsibility (and have control over) the Maintenance company and Freehold. The Monthly Charge will be £90 including building insurance, Communal lighting, alarm servicing, communal cleaning, external window cleaning, management charges and contributions to a sinking fund.

Electricity, mains water & drainage are connected.

The Council Tax Band is TBC



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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