

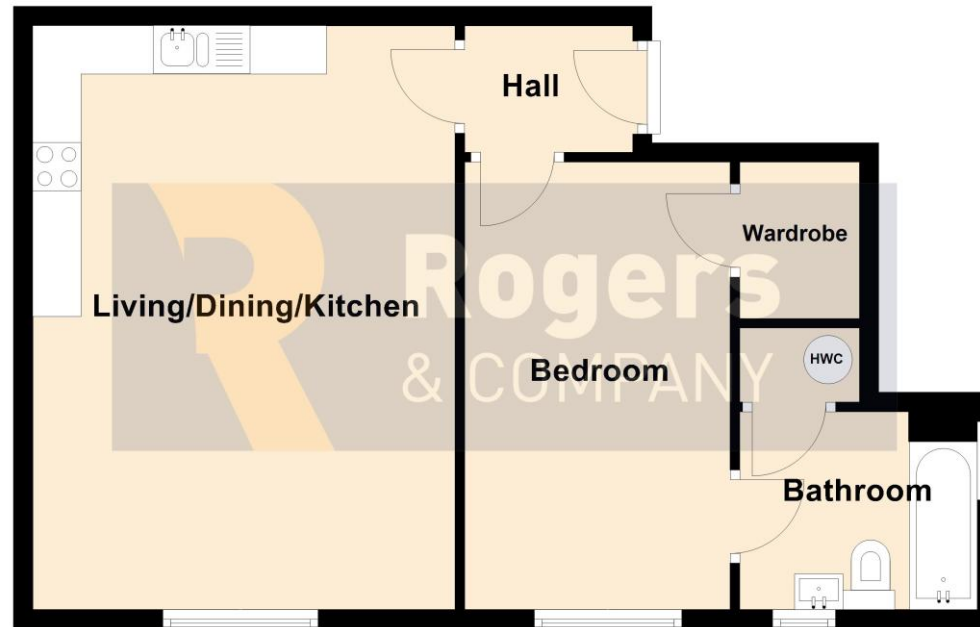


Flat 4
17 Bath Street
Frome
BA11 1DN

Guide Price £189,950

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 high 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.

First Floor



Total area: approx. 50.8 sq. metres (546.6 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.



- 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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