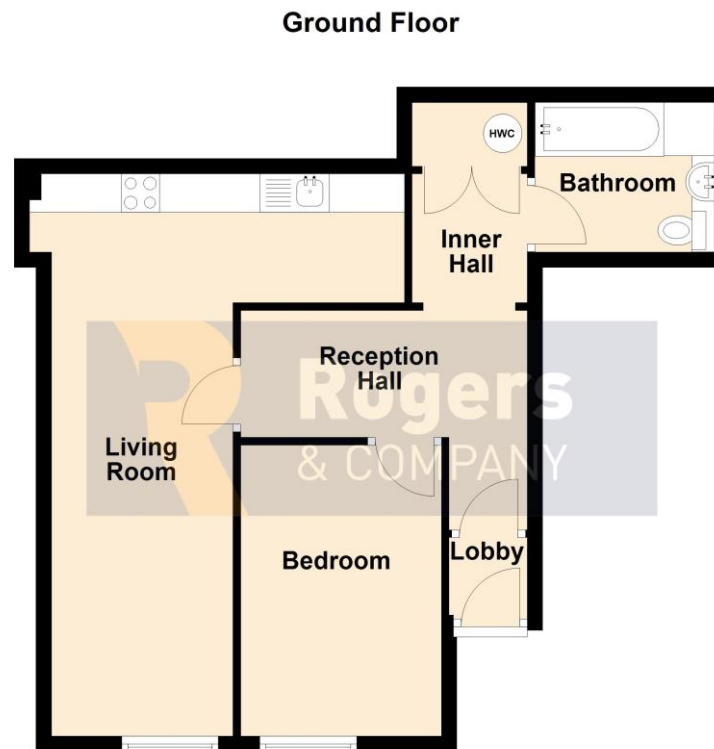




Flat 2
17 Bath Street
Frome
BA11 1DN

Guide Price £194,950

A very smart one bedroom ground floor apartment set within this luxury town centre development, flooded with natural light and within a few feet of everything Frome has to offer. The property has been fully restored throughout to a high standard with a real attention to detail and beautifully fitted kitchen and bathroom. Town centre living at its best.



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.



- 537 Sqft Brand New Conversion
- Luxury Conversion In The Town Centre
- Impressive Victorian Sash Windows With Secondary Glazing
- Double Bedroom
- L Shaped Living/Dining/Kitchen Areas
- Electric Eco Radiators, Utility Space With Pressurised Hot Water Cylinder
- Restored Period Features Including Impressive Sash Windows
- Brand New Kitchen & Bathroom Fittings
- Completely Re-Wired & Re-Plumbed
- Set In The Heart Of The Town Centre

- Living Area 17' 10" (5.44m) x 7' 9" (2.36m)
- Kitchen Area 16' 0" (4.88m) x 5' 6" (1.68m)
- Bedroom 12' 5" (3.78m) x 8' 7" (2.62m)
- Bathroom 7' 8" (2.34m) x 6' 5" (1.96m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	50 E
21-38	F		
1-20	G		

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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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