

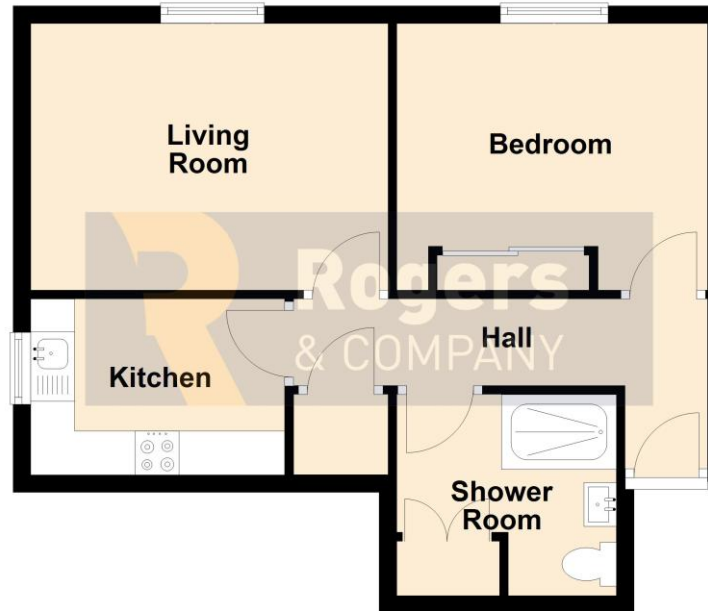
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Flat 11
Montgomery Court
Portway
Frome
BA11 1QP

Guide Price £150,000

Formerly the Portway Hotel, this very well maintained building is exclusively for the use of over 55s. The grand entrance hallway has access to the lift to the second floor where you will find this neat and tidy apartment. Neutrally decorated with electric heating, with rooftop views and a pleasant outlook from every window, all up high enough to leave open on those 25 degree nights. There is a lovely communal garden area for all residents to use, along with an allocated parking space in the electronic gated parking area. If you are looking for something with ease of maintenance without some of your typical 'retirement apartment' costs, then this may well suit. 100 yards from the train station and a little further to the town.

Second Floor



Total area: approx. 42.9 sq. metres (462.2 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 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.



- 462Sqft Second Floor Apartment – Easily Accessed By A Lift
- Attractive Façade, Formerly the Portway Hotel
- Secure Gated Community For The Over 55s
- Allocated Parking Behind Electric Gates
- Short Walk to the Train Station
- Extremely Well Maintained Communal Gardens
- Lovley Rooftop Views
- Lift Access, Entrance Hallway, Living Room
- Separate Kitchen, Double Bedroom, Generous Shower Room
- No Onward Chain

- Living Room 13' 4" (4.06m) x 9' 9" (2.97m)
- Kitchen 9' 6" (2.9m) x 6' 9" (2.06m)
- Bedroom 11' 7" (3.53m) x 10' 0" (3.05m)
- Shower Room 8' 5" (2.57m) x 7' 8" (2.34m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The Tenure is Leasehold with a length of 125 years from 2000 with an annual maintenance charge of £1480.60, charged bi-annually with the next instalment due in September 2025. Annual ground rent charge is TBC.

Electricity, Mains Drainage and Water are connected

The Council Tax is band B and is charged at £1986.20 for 2025/26

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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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