

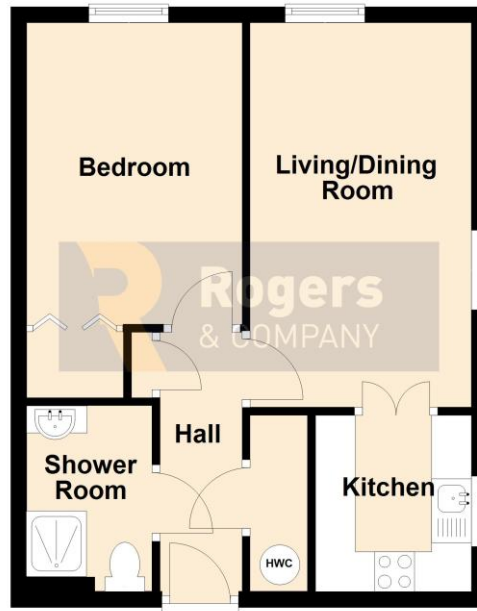


39 Longleat Court Frome BA11 1ED

Guide Price £150,000

Longleat Court was built by McCarthy & Stone at the turn of the Millennium. Situated at the top of the sought after Park Road adjoining Victoria Park. Built for anyone over the age of 60 with a 24 hour careline and house manager. This apartment is on the second floor overlooking the car park with a view over the town beyond. Newly decorated with new floor coverings and a recently re-fitted kitchen all in immaculate condition. Serviced with a lift to the building with a private entrance lobby and a handy storage cupboard housing the modern pressurised hot water cylinder. The living/dining room is a sensible size with plenty of space for your living room furniture and a dining table, the kitchen has a range of base, drawer and wall units with modern compact laminate worksurface and splashback. The bedroom is a good-sized double room with a built in mirrored wardrobe. The shower room has a shower enclosure, wash hand basin and WC. There are brand new electric radiators along with double glazed windows. The building has a separate guest suite that can be hired on a nightly basis. Further benefits include a communal laundry room, residents living area with plenty of residents parking.

Second Floor



Total area: approx. 39.9 sq. metres (429.7 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.



- 429 Sqft Second Floor Retirement Apartment
- McCarthy & Stone Development Built in 2000, Close To Victoria Park
- In Immaculate Condition With A Recently Re-Fitted Kitchen
- Second Floor Apartment Serviced By A Lift
- Private Entrance Lobby
- Living/Dining Room
- Double Bedroom With Fitted Wardrobe
- Walk in Shower Room
- Modern Electric Heating
- Over 60's With A 24 Hour Careline

- Living/Dining Room 19' 9" (6.02m) x 10' 7" (3.23m)
- Kitchen 7' 7" (2.31m) x 4' 9" (1.45m)
- Bedroom 13' 9" (4.19m) x 9' 1" (2.77m)
- Bathroom 6' 9" (2.06m) x 5' 5" (1.65m)



