

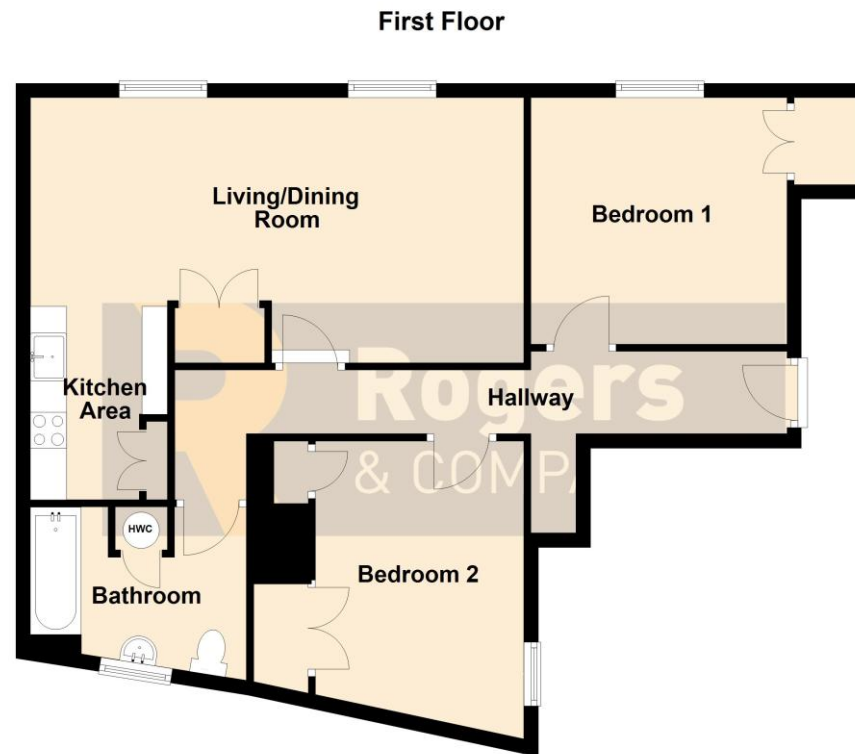




49a Catherine Street  
Frome  
BA11 1DA

Offers in the region of:  
£250,000

A generous two bedroom first floor apartment in a self managed building in the heart of Catherine Street. At the top of the Cobbled hill, this spacious place over looks St Catherine's Court with a lovely open plan living/dining space to the front with two large sash windows. The kitchen area is at the back of this room with contemporary units, built in oven, hob and an extractor fan. There is one double bedroom at the front and one at the rear, next to the sensibly sized bathroom. A superb amount of storage with plenty of cupboards, with a modern presurised hot water system, along with modern electric radiators.



Total area: approx. 74.6 sq. metres (802.9 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.*



- 802 Sqft First Floor Apartment
- Sought After Catherine Street
- Close To The Cobbles Of Catherine Hill
- 250 Yards From Cafes, Restaurants and the Town Centre
- Two Double Bedrooms
- Impressive Living/Dining/Kitchen Area
- With Sash Windows At The Front Overlooking St Catherines Court Portico
- Contemporary Kitchen With Fitted Appliances
- Modern Electric Radiators & Pressurised Hot Water System
- Self-Managed Building, Sensibly Run By The Residents

- Living/Dining Area 22' 4" (6.81m) x 12' 0" (3.66m)
- Kitchen Area 9' 0" (2.74m) x 6' 7" (2.01m)
- Bedroom One 12' 8" (3.86m) x 12' 0" (3.66m)
- Bedroom Two 13' 4" (4.06m) max, 11' 3" (3.43m) min x 9' 8" (2.95m)
- Bathroom 9' 10" (3m) max x 6' 3" (1.9m)





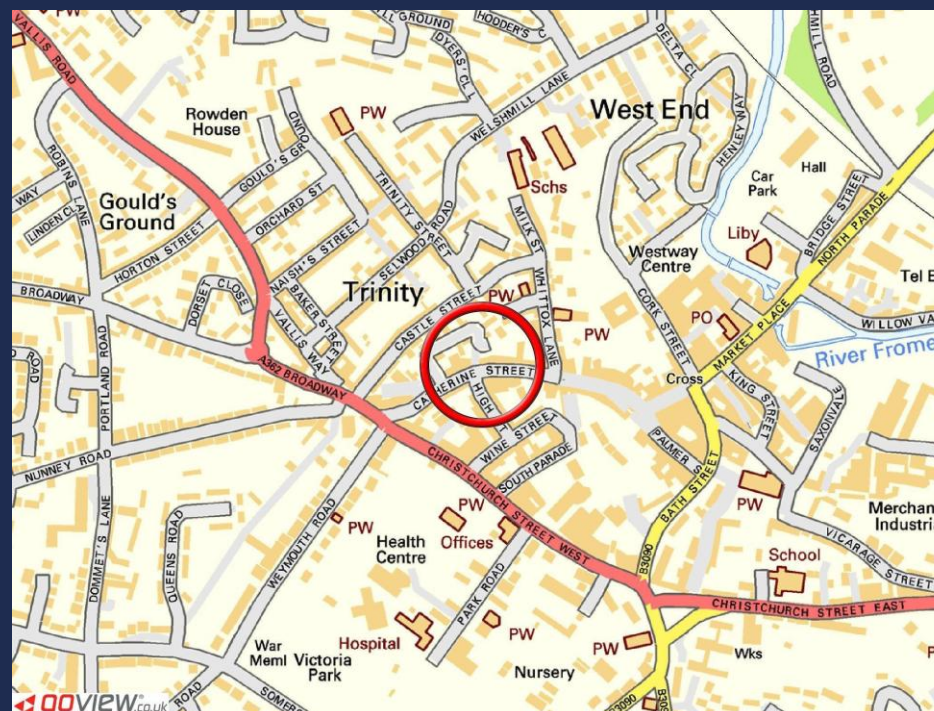
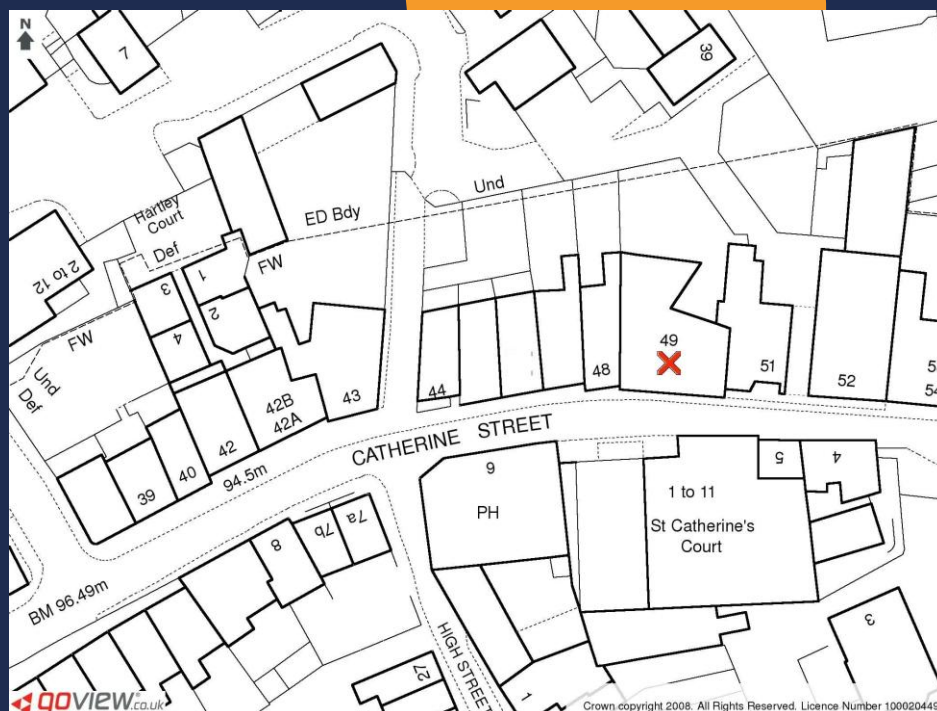
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## 49a Catherine Street Frome BA11 1DA

The tenure is leasehold with 950 years remaining. The owner of this apartment owns ¼ of the freehold of the building and the 49/50 Catherine Street Management co Ltd. Each leaseholder pays £50 pcm into the management fund

Electricity, Mains Water and Drainage are connected.

The Council Tax Band is A and is charged at £1,702.47 for 2025/26



**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.

24 Bath Street, Frome, Somerset, BA11 1DJ

T 01373 454 335

E [info@rogersandcompany.co.uk](mailto:info@rogersandcompany.co.uk)

[rogersandcompany.co.uk](http://rogersandcompany.co.uk)

