



Acacia View, Forest Rd, Frome BA11 2TU



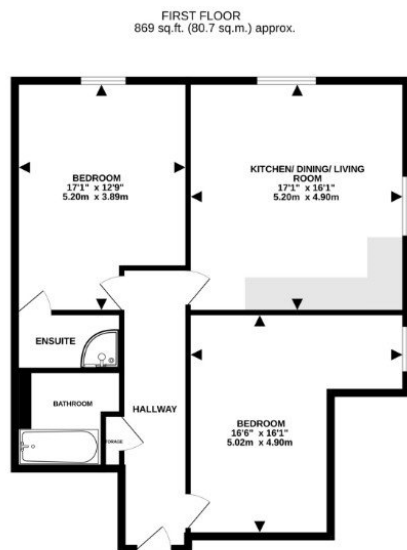
This two-bedroom apartment was originally built to a high specification in 2016.

Situated on the first floor, you enter the property into a spacious hall fitted with storage. This leads to an equipped kitchen featuring a variety of upper and lower cabinets with a wood-like countertop and subway tile surround. Additionally, there's an induction hob and oven. A built-in fridge/freezer, slim-profile dishwasher, and a washer dryer are also included. The kitchen flows into the adjoining living area in an open-plan layout. Both bedrooms are great size double rooms with the primary benefitting from an en-suite shower room. The second bedroom services the family bathroom. There is one allocated parking space for this property.

**Leasehold** - 125 years from Feb 2016 **Ground Rent** £200 pa , **Service Charge** £1,175.67 pa **Council Tax** - B **EPC** - B

**VIEWING** Strictly by appointment with Hunter French Frome

**FIXTURES & FITTINGS** All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains, and light fittings are specifically excluded from the sale. However, certain items may be available through separate negotiation.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not being sold and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Asking Price £207,500

Hunter French

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