



Flat 8 The Old School House, Frome BA11 1EU

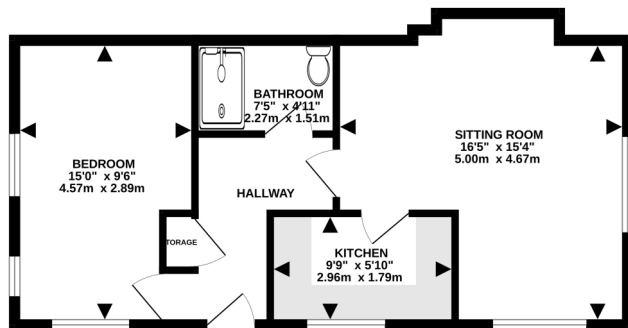
The Old School House is an impressive building located in an enviable position on Park Road. Converted into apartments with its own separate entrance, this ground floor one bedroom apartment has stunning windows and high ceilings. The property has been recently decorated throughout with new carpets and a newly fitted kitchen and bathroom. Then kitchen is fitted with a contemporary kitchen with wall and base units, oven, dishwasher and fridge/freezer with space for a washing machine. Through into the sitting room which also offers dual aspect which provide a light and airy space, there is plenty of room for both a dining table with in this living area. The main bedroom is of double in size and has dual aspect windows with plenty of space for wardrobes. The shower room is fitted with a white suite and has a large walk in shower. As well as a communal courtyard with use of a table, chairs and a bike shed there an area outside the apartment perfect for pots. There are eight flats in the building, each flat has a designated parking space and the are four further spaces for visitors, which is a huge advantage given the location. Victoria Park is on the doorstep and is a wonderful green space for all to enjoy. The town centre is just a short walk, with the independent shops of Catherine Hill and local amenities including convenience shops, a public house, bistro and a wine bar along the way. Frome is a historic market town, just under 13 miles from Bath and surrounded by beautiful countryside. The town has many amenities, including good schools, two theatres, a cinema and a station with rail links to Bath, Bristol and London Paddington.

EPC = D. Council Tax Band – A. Services – Mains gas, Mains electricity, Mains water, Mains drainage.

Lease - 999 years from 1995 - 970 years remaining.

Ground Rent - £75 PA Service Charge - £899.07 paid every 6 months in April and October.

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 493 sq. ft. (45.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee as to their availability or efficiency can be given.
Mark and Margaret CIPMA



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Asking Price £195,000

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