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**4 GOREHEDGE APARTMENTS, BUTTS HILL,
FROME, BA11 1HR**



FOR SALE £179,950

*****FANTASTIC INVESTMENT OPPORTUNITY WITH THE TENANT IN SITU*****

Simon Heal Estate Agents present this very well-kept and larger than usual, 2-bedroom ground floor, smart apartment in the heart of Frome. The property is well presented throughout and boasts two bright and airy bedrooms, open plan kitchen/diner with integrated appliances, lounge and family bathroom.

YIELD OVER 5% WITH A VIEW TO INCREASE, CURRENTLY LET FOR £750 PCM



Entrance

Via a glazed front door into:

Open Plan Kitchen/Diner

Irregular and maximum size 17'5 x 15'4

Large window to front, TV and phone points, radiator, carpeted flooring in dining room, a range of wall and base kitchen units with tiled splash backs and worktops, integrated fridge freezer, electric oven, hob and hood, space and plumbing for washing machine, stainless steel sink with a mixer tap.



Lounge

Irregular and maximum size 10'1 x 12'7

Large window to front, radiator, carpeted flooring and doors into:



Bedroom 2

Irregular and maximum size 9'7 x 7'0

Large window to front and side, radiator.



Inner Hall

Fuse box and doors into:

Bedroom 1

13'0 x 8'8

Glazed balcony door to side, carpeted flooring, radiator.



Family Bathroom

8'3 x 5'3

Shower attachment and a shower screen, low level WC and pedestal wash basin, walls partly tiled, extractor fan, combination gas boiler, tiled flooring, tiled floor.



EPC = D

All information given is believed to be correct, however we advise prospective purchasers to make their own enquiries for confirmation.

All sizes are approximate.

The property is a Leasehold.

Lease is 125 years from 1st January 2005.

Ground rent is £30 per annum.

Current service charge is £780 per annum.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.