



**For Sale** £430,000

**Frankcom House, Forester Road, Bath BA2 6RA**  
**Spacious ground floor apartment with its own veranda and garage.**  
2 Bedrooms | Well presented for sale | Prime central Bath location

Phone: 01225 443322 | Email: [property@wildandlye.com](mailto:property@wildandlye.com)



### **The Location & Lifestyle**

Located in the highly sought-after Bathwick district, Frankcom House places you in an enviable position where city convenience meets leafy serenity. You are just a short, pleasant stroll away from the vibrant heart of central Bath, ensuring boutique shopping, restaurants, and the train station are never out of reach. On the weekends, enjoy a leisurely walk to the beautifully landscaped Sydney Gardens or take scenic strolls along the nearby Kennet and Avon canal paths.

### **Exterior & Gardens**

The apartment has its own veranda, accessed from the Living Room. One of the standout features of this address are the spacious and well-maintained communal grounds. Residents have the opportunity to contribute to and shape these gardens, fostering a wonderful sense of community and green-fingered pride. Practicality is fully covered with a garage and private shared drive, providing peace of mind for guest and resident parking.

### **Interior Comforts**

The property is designed for effortless modern living and year-round comfort. The home benefits from high-efficiency storage heaters, ensuring the living spaces are warm, cosy, and energy-conscious. The bright and airy layout takes full advantage of its orientation, filling the rooms with natural light.

### **Service Charge**

Approx. £2,467.78 per year (paid in two instalments). Equivalent to approx. £205 per month

### **Tenure**

Leasehold. 999 years from  
25 December 1970

### **Council Tax**

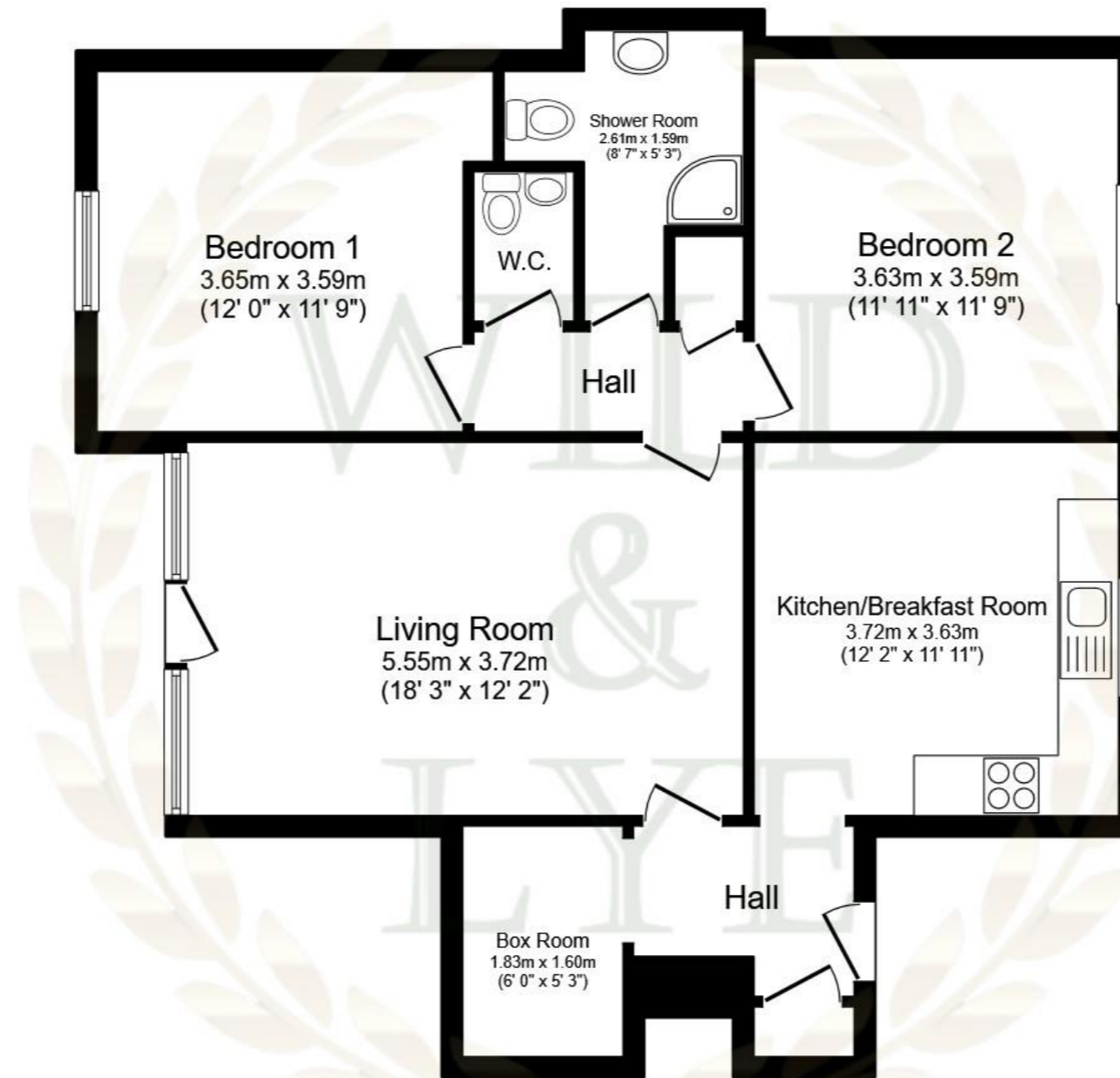
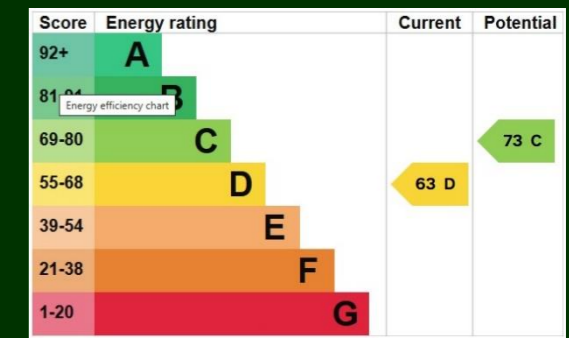
Band C

### **Arrange a viewing**

01225 443322

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**Ground Floor**

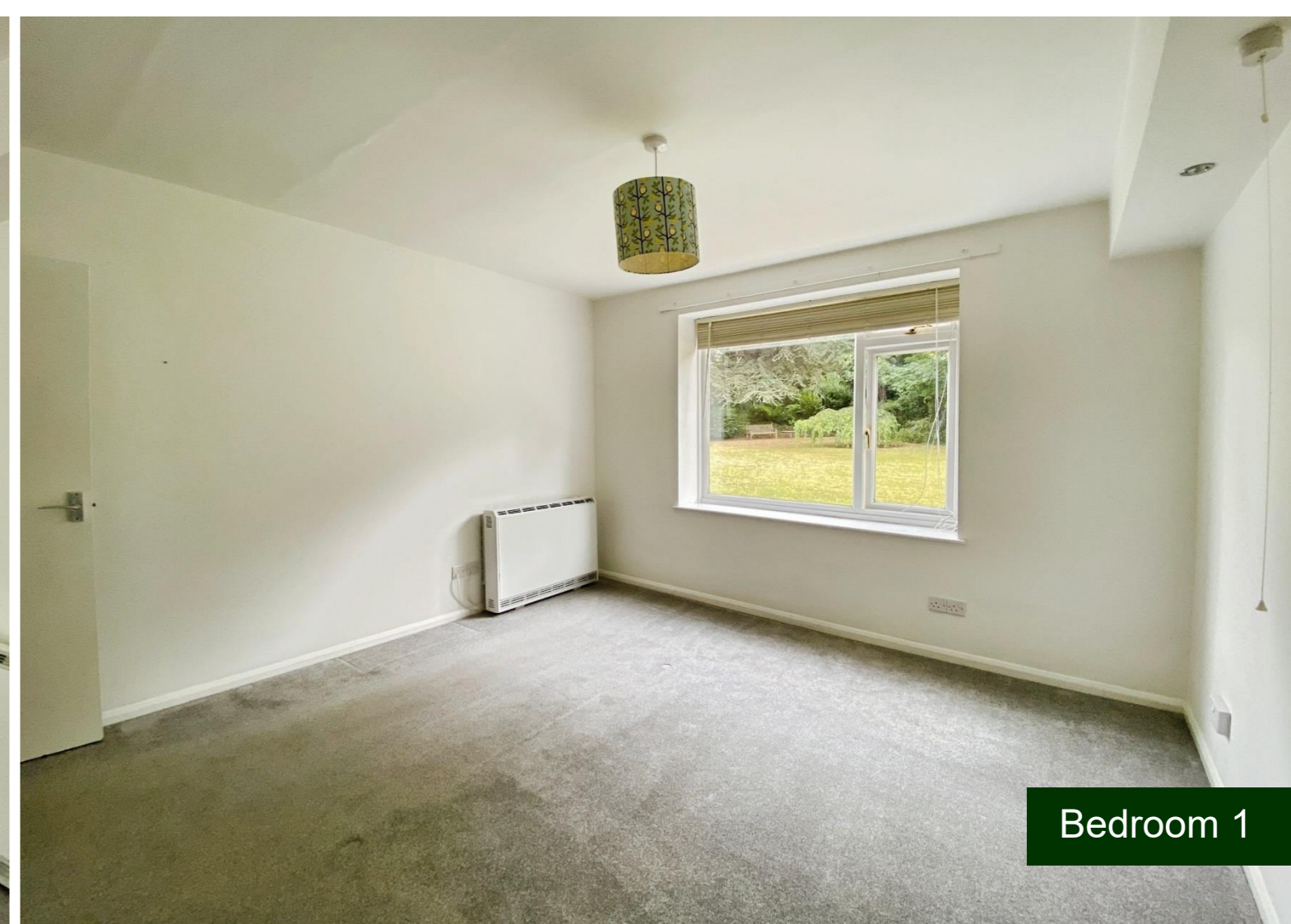
Floor area 81.7 sq.m. (879 sq.ft.)

Total floor area: 81.7 sq.m. (879 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Spacious Living Room



Bedroom 1



Bedroom 2



Single Garage

*A little pinch of  
Wild & Lye*

