



Providence Court, Frome

£170,000

Council Tax Band A Tax Rates £1,625.00



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this well-proportioned one bedroom apartment. This property is Peacefully set at the back of the development. Upon entering the apartment, you are welcomed into a generous hallway, offering access to all rooms and providing a practical space for storage. Leading through, the property opens into a bright and inviting kitchen / living area, thoughtfully laid out to create a comfortable space for both relaxing and entertaining. The kitchen is neatly arranged, while the living area benefits from a pleasant outlook and a natural flow of light. The double bedroom is generously sized and features a built-in wardrobe, offering excellent storage while maintaining a clean and uncluttered feel. Completing the property is a well-appointed bathroom, finished in a clean and contemporary style. The property further benefits from access to a communal outside terrace, enjoying views overlooking the river – an ideal space to relax and unwind. The property is being offered with no onward chain. To view the virtual reality tour please follow this link: [Click Here](#)

What Our Vendor Loves

The vendors of the property have enjoyed the quiet, tranquil setting with beautiful views over surrounding fields and no passing traffic. They appreciate how light and spacious the home is, with solid concrete flooring that keeps it cool in summer and warm in winter. They also value the neatly hidden integrated appliances, and the convenient location – just a 10-minute walk to town and 5 minutes from the train station. They have found the outdoor space perfect for relaxing or working, and that allocated parking right by the main entrance makes everyday life simple.

Key Features

One Bedroom Apartment

Open Plan Living

Rural Views

Allocated Parking

Quiet Location

Gas Central Heating



Rooms

Entrance Hallway

7'5" x 7'8" (2.26m x 2.34m)

Bathroom

7'1" x 6'3" (2.16m x 1.91m)

Kitchen / Living Area

20'8" x 16'3" (6.30m x 4.95m)

Bedroom

9'6" x 10'1" (2.90m x 3.07m)

Parking

There is a single allocated parking spaces outside of the property and visitor parking is also available.

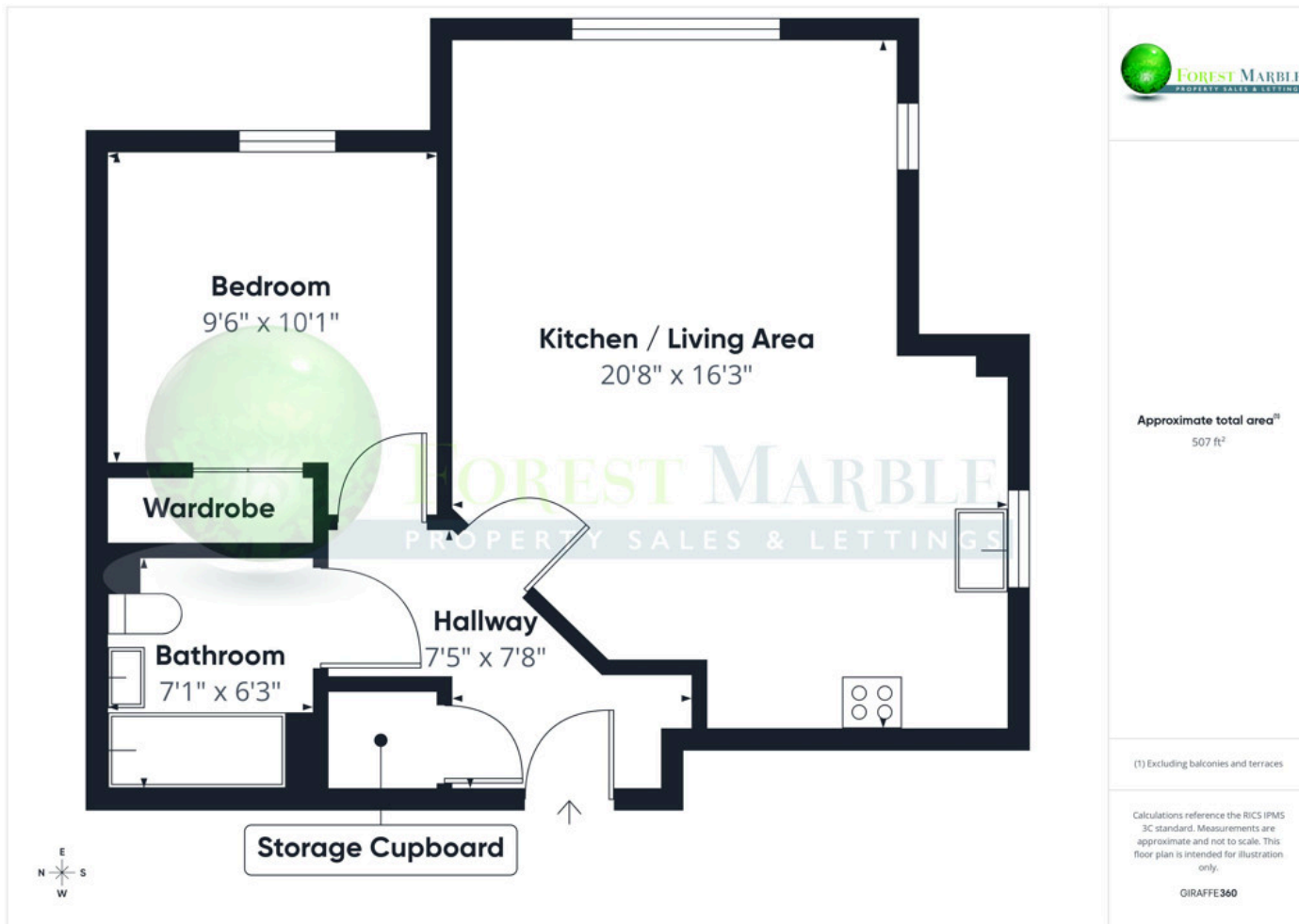
Directions

From our offices turn right onto Wallbridge and forking left at the traffic lights drive up Locks Hill and turn left onto Adderwell Road. Take the left into Knights Maltings and follow the road around to the right. At the corner take the turning on the left to Providence Court where you will find the car parking area and the entrance to the property on your right.

Agent Notes

We are advised that this is a leasehold property with 108 years remaining on the lease and subject to a management charge of approximately £2,495 per annum and annual ground rent of approximately £150. Additional material information may be available from the agent. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages.





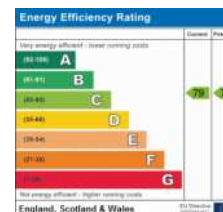
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.