

**10 Great Western Court Frome**

**£185,000**

- First Floor Two Bed Apartment
- Well Presented Throughout
- Commuting Distance To Bath & Bristol
- Tenure - Leasehold
- Allocated Parking
- Close To Local Amenities
- On Bus Routes
- Energy Rating - TBC

Barons are delighted to bring to the market this well presented two-bedroom first floor apartment, ideally positioned in the heart of Radstock. Offering spacious and modern accommodation throughout, this property is perfectly suited to first-time buyers, investors, or those looking to downsize.

Conveniently located within easy reach of a wide range of local amenities, including shops, schools, bus routes, a 24-hour gym, pubs, and restaurants, the apartment combines comfortable living with excellent everyday convenience.

The accommodation comprises two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a contemporary family bathroom. The bright and spacious open-plan kitchen, dining and living area creates a welcoming space, ideal for both relaxing and entertaining.

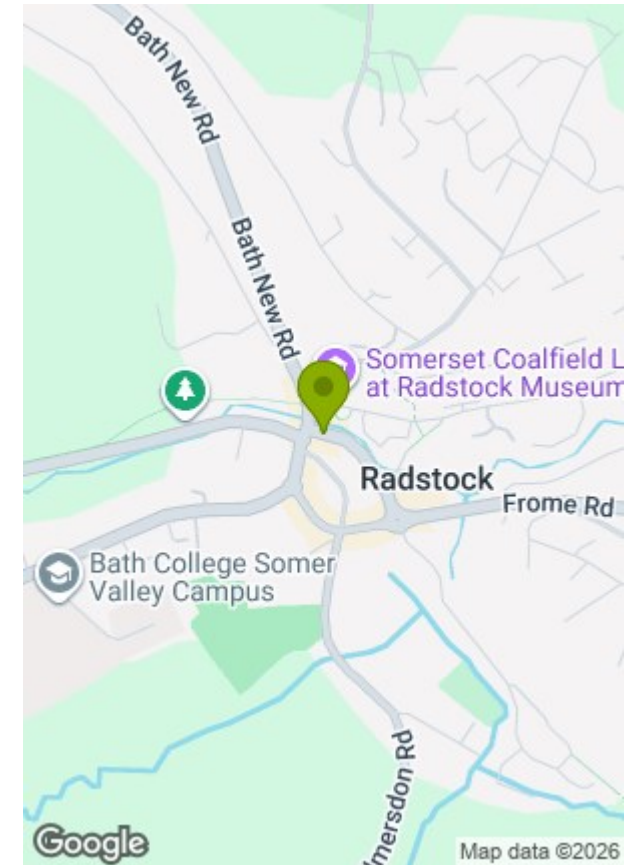
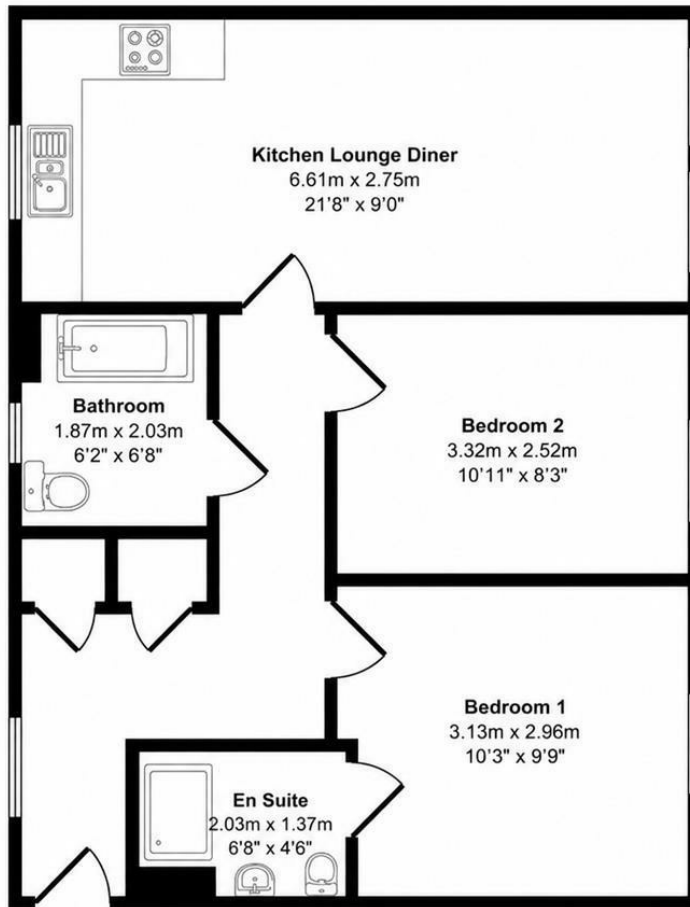
Additional benefits include UPVC double glazing throughout, bike store, bin store and an allocated parking space.

Early viewing is highly recommended. To arrange your viewing, contact Barons today on 01761 411 411.





Approx Gross Internal Area  
 56 sq m / 598 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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