



Caxton Road, Frome

oieo £200,000

Council Tax Band A Tax Rate £1,702 per annum



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this spacious modern one-bedroom second-floor apartment, thoughtfully designed to offer a light and airy living environment. Upon entering, you are welcomed by an entrance hallway leading into an open-plan living space, featuring a contemporary fitted kitchen/diner and a bright, inviting living area filled with natural light. The property also benefits from a well-proportioned double bedroom and a stylish, modern bathroom. Externally the property includes an allocated parking space and provides convenient access to the train station and a range of local amenities, making it an ideal home for both comfort and practicality. To view the virtual tour please follow this link: [Click Here](#)

What Our Vendor Loves

Our vendor has thoroughly enjoyed their time living on Caxton Road, with its excellent location providing both ease and convenience. Being so close to the train station and just a short walk into the town centre has made day to day living incredibly accessible. They have also found the neighbouring community to be friendly and welcoming, which has made their time here so memorable. One of the standout features for them has been the beautiful views, which they will truly miss. Especially the outlook across rooftops to the countryside beyond. The proximity to the town has been a real advantage, not only for its excellent transport links but also for the vibrant selection of nearby amenities, including great places to eat, drink and relax.

Key Features

- Second Floor Apartment**
- Immaculate Presentation**
- Exceptional Natural Light**
- Very Popular Modern Development**
- Private Allocated Parking**
- Leasehold Property**



Rooms

Inner Hallway

3'11" x 10'4" (1.19m x 3.15m)

Open Plan Kitchen and Living Space

11'7" x 21'0" (3.53m x 6.40m)

Bedroom

11'6" x 10'2" (3.51m x 3.10m)

Bathroom

7'2" x 5'6" (2.19m x 1.68m)

Utility

4'9" x 3'9" (1.45m x 1.14m)

Directions

From our offices turn right onto Wallbridge and fork left at the traffic lights onto Locks Hill. In approximately one quarter of a mile turn left onto Caxton Road and then left again into the parking area. You will find the apartment in the block on your left hand side.

Agent Notes

This is a leasehold property with a balance of 996 years of the original 999 year lease. Management fees of approximately £190 per quarter are applicable to the property. 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 will work with you so that together we can achieve the best possible outcome 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.





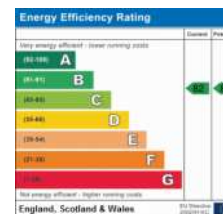
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer 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.