

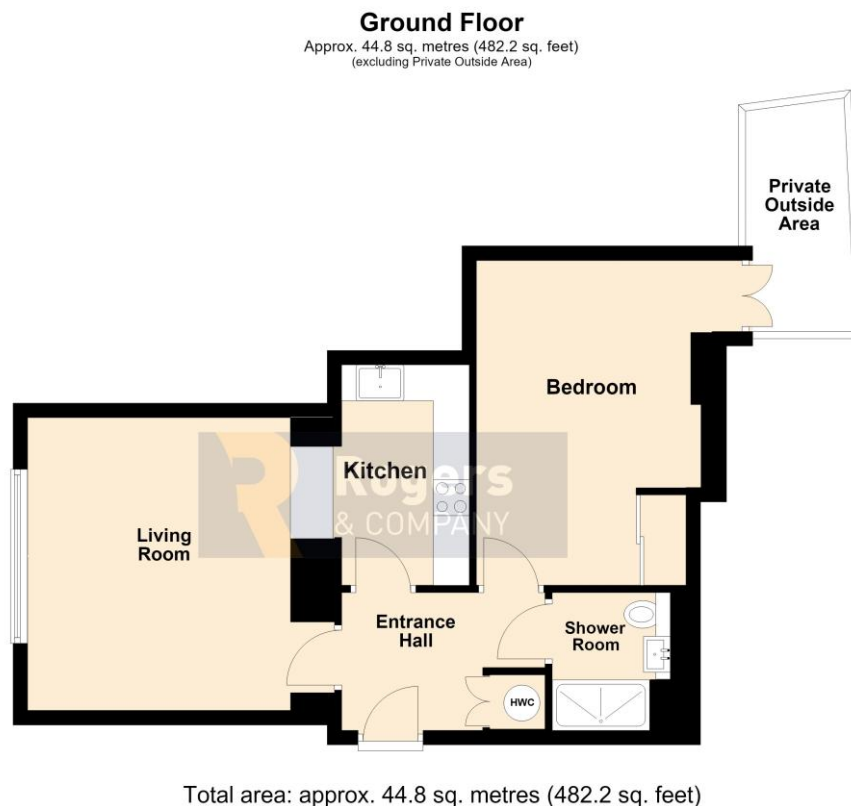


Flat 1
Gloucester House
North Parade
Frome
Somerset
BA11 1AU

Guide Price £169,950

Conveniently located in the centre of Frome with everything the town has to offer, right on your doorstep. Although the property is roadside, you really wouldn't know once you enter the apartment as its surprisingly quiet, so please don't let that put you off!

The property is reached via a very neat communal entrance hall and once inside offers an inner lobby area with storage cupboard, a sitting room to the front and bar/hatch to the modern kitchen with integrated appliances. There is a very well-presented modern shower room and a spacious double bedroom with French doors to the courtyard which is a very private space with enough room for a bistro table and chairs and to be able to dry your washing! A rare find with apartments within the town.



Residential Sales

Knowledge and service is key; this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.

Residential Lettings

Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.

Commercial Sales and Leasing

Having been one of the main local commercial agents in the town; over the past decade; we have able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.



- 482 Sqft One-Bedroom Apartment
- Ground Floor Accommodation
- Located In The Centre Of Frome
- Modern Fitted Kitchen
- Warm And Welcoming Living/Dining Space
- Spacious Double Bedroom
- Contemporary Bathroom
- Large Walk-In Shower
- Private Courtyard Accessed Via Double French Doors
- Short Stroll To Frome Town Centre And Local Amenities

- Living Room – 13' 4" (4.06m) x 11' 8" (3.56m)
- Kitchen – 10' 1" (3.06m) x 5' 10" (1.77m)
- Bedroom (With Fitted Wardrobe) – 14' 10" (4.51m) x 9' 6" (2.91m)
- Shower Room – 6' 3" (1.91m) x 6' 1" (1.86m)
- Entrance Hall – 9' 3" (2.82m) x 6' 3" (1.91m)
- Communal Hall – 23' 7" (7.18m) x 7' 2" (2.17m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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This property is a leasehold property with 999 year lease starting in 2007.
The monthly management charge is £134.00 and no ground rent is payable.
The leaseholder also owns a share of the freehold.

All mains services are connected.

The Council Tax band is B and is charged at £2,089.62 for 2026/27.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

24 Bath Street, Frome, Somerset, BA11 1DJ
T 01373 454 335
E info@rogersandcompany.co.uk
rogersandcompany.co.uk

Rogers
& COMPANY