



## 39 Longleat Court Frome BA11 1ED

### Guide Price £155,000

Situated within the sought-after Longleat Court, a McCarthy & Stone retirement development for the over-60s, this beautifully presented second-floor apartment enjoys a superb position on Park Road, adjoining Victoria Park and within easy reach of the town centre.

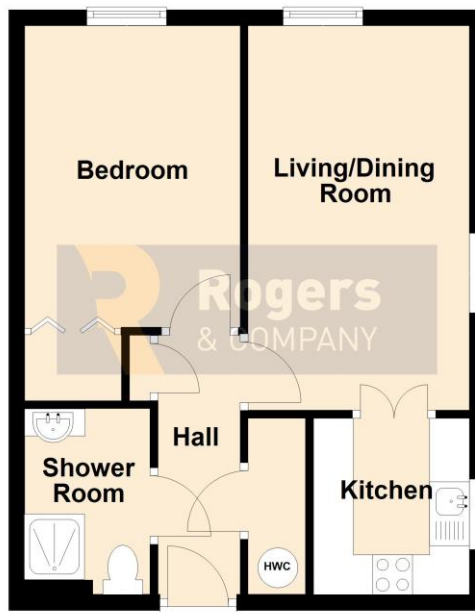
Recently redecorated throughout, the apartment features new floor coverings, a stylish re-fitted kitchen, brand-new electric radiators, double glazing, and is presented in excellent, move-in-ready condition.

The accommodation comprises a spacious living/dining room, modern fitted kitchen, generous double bedroom with built-in mirrored wardrobe, contemporary shower room, and a private entrance lobby with useful storage.

Longleat Court offers lift access, a 24-hour Careline system, an on-site House Manager, residents' lounge, communal laundry, guest suite for visitors, attractive communal gardens, and ample residents' parking.

A superb opportunity to enjoy comfortable, low-maintenance retirement living in a highly desirable location.

### Second Floor



Total area: approx. 39.9 sq. metres (429.7 sq. feet)

#### 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.*



- 429 Sqft Second Floor Retirement Apartment
- Exclusive McCarthy & Stone Development Built In 2000
- Prime Park Road Location Adjacent To Victoria Park
- Beautifully Presented With A Recently Re-Fitted Kitchen
- Private Entrance Lobby And Lift Access to All Floors
- Spacious Living/Dining Room
- Generous Double Bedroom With Fitted Mirrored Wardrobe
- Modern Walk-In Shower Room
- Double Glazing And Modern Electric Heating Throughout
- Exclusively For The Over-60s With 24-Hour Careline

- Living/Dining Room 19' 9" (6.02m) x 10' 7" (3.23m)
- Kitchen 7' 7" (2.31m) x 4' 9" (1.45m)
- Bedroom 13' 9" (4.19m) x 9' 1" (2.77m)
- Bathroom 6' 9" (2.06m) x 5' 5" (1.65m)



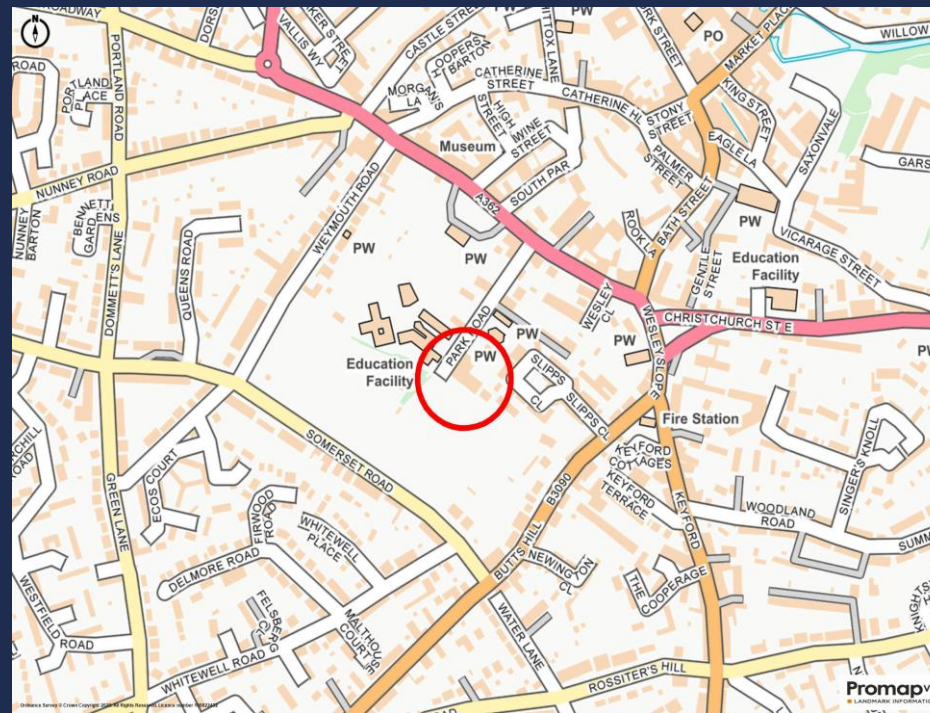
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 39 Longleat Court Frome BA11 1ED

The tenure is leasehold on a 125 year lease from 2000 with an annual ground rent of £723.84, with an annual service charge of £3,252.68 for 2026/27 including the 24-hour Careline & house manager.

Electricity, mains water and sewerage are connected.

The council tax band is A and is charged at £1791.11 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](mailto:info@rogersandcompany.co.uk)

[rogersandcompany.co.uk](http://rogersandcompany.co.uk)

