

**The Estate Office, Leighton Lane, Evercreech,
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**24 LONGLEAT COURT, FROME
SOMERSET, BA11 1ED**



FOR SALE £130,000

Simon Heal Estate Agents are delighted to bring to the market this immaculately presented, first floor, 1 bedroom retirement apartment available to the over 55s* offering full independent living, located near Victoria Park in Frome. Property consists of 1 bedroom, kitchen, living room and bathroom with shower over bath. Secure parking, lift access, communal lounge and communal gardens.

OVER 55s* ONLY, INTERNAL INSPECTION HIGHLY RECOMMENDED



Entrance hall with large airing cupboard and a storage cupboard housing the fuseboard.

**Living Room
7.02M x 3.12M**

Double glazed window to the front, carpeted floor. Electric heater. TV point and a range of mid height sockets. Emergency cord. Glazed doors leading to kitchen



Kitchen

A range of wooden wall and base cabinets with tiled splash backs and worktops, integrated mid height electric oven and 4-ring hob with extractor hood over, under-counter fridge and freezer. Double glazed window to the front.



**Bedroom
5.22M X 2.77M**

Double glazed window to front, electric heater, carpeted floor, double fitted wardrobe with mirrored doors.



**Bathroom
1.67M X 1.70M**

3-piece suite comprising a bath with shower over, pedestal washbasin, low level WC, walls partly tiled, extractor fan, spotlights.



Agents' Notes

The property is managed on daily basis by First Port Retirement Property Services who report to the Agent (Estates and Management Limited) acting on behalf of the Freeholder.

Longleat Court provides communal gardens for the residents as well as secure parking (subject to availability), communal lounge and a guest room for visitors.

All apartments are separately metered and individually charged for electricity and council tax. Water is included in the service charges.

Ground Rent £723.84 p/a and Service Charge £3,216.44 p/a. Lease has 144 years remaining.
EPC=B

*Over 55 for couples, over 60 for individuals.

Viewing is strictly via Simon Heal Estate Agents on 01749 343111.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.