



Selwood Court, Frome

£190,000

Council Tax Band B Tax Rate £1,896 per annum



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to come and view this well presented two bedroom ground floor flat, located close to the centre of Frome. The property is found in a well established and well maintained building of similarly styled residences and benefits from maintained communal outdoor space and private allocated parking. Internally the home offers two double bedrooms and a large open plan kitchen and living space, serviced by a modern three piece bathroom suite including P-shaped bath with shower over. Viewings are available immediately and the property is offered for sale with no onward chain. To view the virtual tour please follow this link: [Click Here](#)

Situation

Occupying a fantastic spot in the historic Keyford area of Frome near to both Victoria Park and the town centre, this property is found in a great location and will give you the benefit of being able to walk to all the town has to offer. Frome town itself is one of Somerset's finest artisan towns which boasts a fantastic spirit of togetherness. There is a wide range of supermarkets, public houses, theatres, schools, college and a sports centre as you would expect. However, Frome prides itself on the great selection of independently run shops that line the historical cobbled streets. While away your days sipping coffee in one of the cafes or buying gifts from the amazing boutiques. Frome is well known for its weekly markets and its monthly artisan market on a Sunday which draws people from all around. There is a rail service that is on the Paddington Line and also feeds into the cities of Bath and Bristol. Transport links will have you quickly out onto the ring road and the cities of Bath, Bristol and Salisbury are well within reach.

Key Features

Ground Floor Flat

Two Bedrooms

Close to Frome Town Centre

Private Allocated Parking

Gas Central Heating

Offered with no onward chain



Rooms

Communal Entrance Hall

Accessed from the residents' courtyard the communal hallway provides access to the flat.

Inner Hallway

12'3" x 4'10" (3.73m x 1.47m)

Open Plan Kitchen and Living Space

18'10" x 11'0" (5.74m x 3.35m)

Bedroom One

13'6" x 9'7" (4.11m x 2.92m)

Bedroom Two

10'4" x 8'5" (3.15m x 2.57m)

Parking

The property benefits from allocated private parking within the residents' car park.

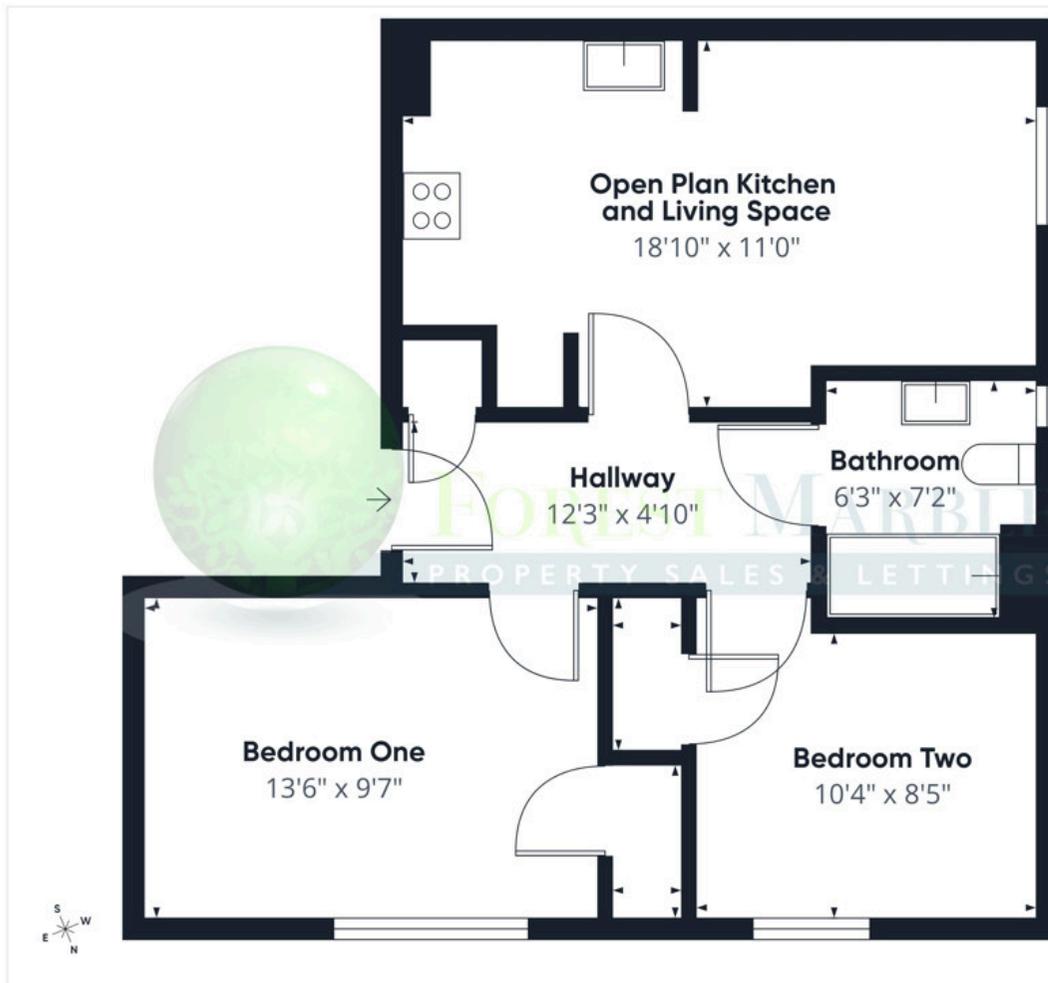
Directions

From our offices drive up Wallbridge and bear right onto Portway. Follow the road until you get to the T-junction and turn left onto Butts Hill and turn left again into Keyford. You will find the entrance to Selwood Court on your left hand side. Proceed under the archway and follow the drive around to the right and the property entrance will be on the right hand side from the courtyard.

Agent Notes

This is a leasehold property with the balance of 232 years remaining on the original 250 lease. We are informed that the property is subject to management charges of £1,008 per annum with annual ground rent of £200. Additional material information may be available for 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 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. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





Approximate total area⁽¹⁾
551 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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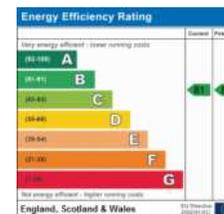
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer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