

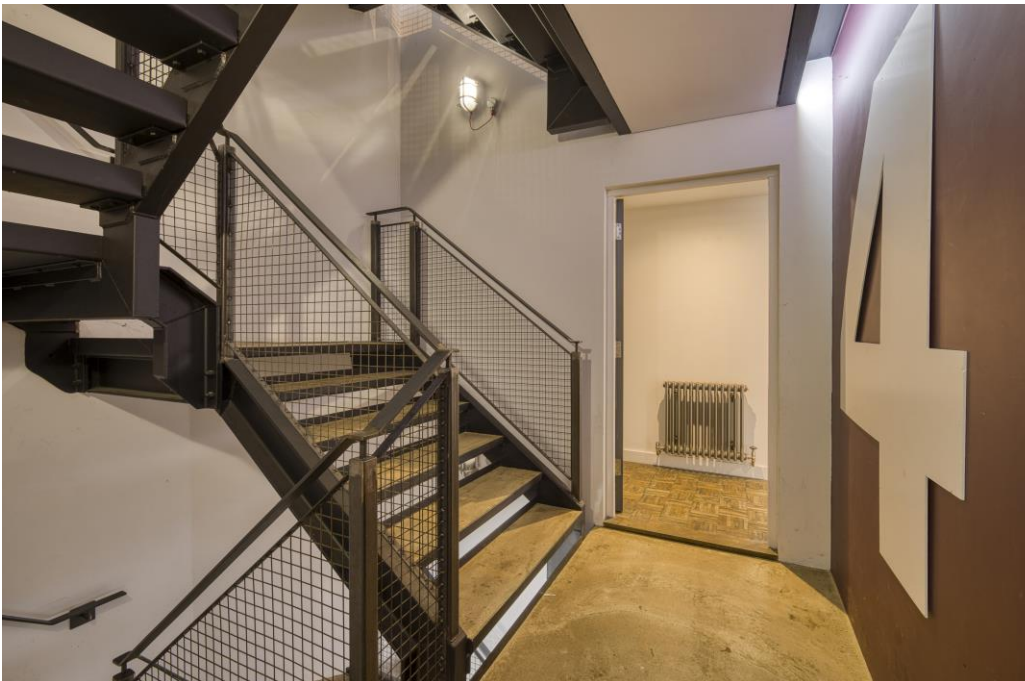
LODESTONE



Flat 4 Kelseys,

ead

Photo 2





Flat 4 Kelseys,

BA11 1DS

Guide Price: £350,000

2 
Bedrooms

1 
Bathrooms

1 
Receptions

PROPERTY FEATURES

- Exciting contemporary living
- Two bedrooms
- Spacious open plan kitchen/diner
- Modern fixtures and fittings
- Upscale urban design
- Striking views of Frome
- Balcony
- Superb central location
- No chain



Flat 4 is a stylish second-floor apartment situated within the iconic 'Kelsey's' building on Palmer Street, right in the heart of Frome. This trendy, loft-style home blends industrial charm with modern touches.

Inside, you'll find a fully fitted kitchen complete with a Belfast sink, a five-burner gas range cooker and extractor fan, and sleek polished concrete worktops. A breakfast bar adds a sociable and practical element to the space, and the kitchen is further complemented by a separate laundry area.

The open-plan living and dining area is spacious and light-filled, with wooden parquet flooring and exposed red brickwork enhancing the loft-style aesthetic and giving the apartment a distinctive urban feel.

There is a principal bedroom, a bathroom with a walk-in shower, and an additional bedroom that would work well either as a bedroom or as a home office.

The property also benefits from a private balcony, accessed via the bedroom, which is an ideal spot to enjoy some fresh air and take in the atmosphere of this vibrant town setting.

* There is a car park, South Parade, which is close to the property which offers residential parking - details can be found at: <https://www.somerset.gov.uk/locations/south-parade-car-park-frome/>

Situation

This property is just a short walk from Frome's historic town centre, renowned for its charming streets, eclectic independent shops, cafés, galleries, and vibrant arts scene. Regularly featured in "Best Places To..." lists, Frome is celebrated for its independent town council, innovative healthcare initiatives, the monthly Independent Market, lively community



engagement, and surprise performances by international artists at the Cheese & Grain.

Babington House, the exclusive private members' club with its pools, tennis courts, gym, bars, and restaurant, is only a short drive away. Similarly, the Hauser & Wirth Gallery in Bruton and The Newt are both within easy reach.

Directions Post code: BA11 1DS

Lease Info:

The lease term is 999 years from 30 June 2023

The ground rent is: "a peppercorn per annum"

There is a Service charge payment of "a fair and reasonable proportion" of service costs to cover things like maintenance of common areas, Repairs to structure, roof, etc

Viewing by appointment only.

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority:

Council Tax Band: B

Guide Price: £350,000

Tenure: Leasehold

PART B

Property Type:

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Main

Heating: Gas

Broadband: Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: None

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: No BBQ's or Fire Pits on the balcony

Rights and Easements: None

Flood Risk: Very low

Coastal Erosion Risk: N/A

Planning Permission: NA

Accessibility/Adaptations: None

Coalfield Or Mining Area: N/A

Energy Performance Certificate: B

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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