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24 LONGLEAT COURT, FROME
SOMERSET, BA11 1ED



TO LET £595 PCM

Simon Heal Estate Agents are delighted to bring to the market this immaculately presented, first floor, 1 bedroom retirement apartment available to the over 55's offering full independent living, located near Victoria park in Frome. Property consists of 1 bedroom, kitchen, living room and bathroom with shower.

Allocated parking, lift access and communal gardens.

OVER 60'S ONLY, INTERNAL INSPECTION HIGHLY RECOMMENDED



Zoopa.co.uk

Entrance hall with large storage cupboard leading to:

**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
2.26M**

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.



A laundry room is located on the ground floor of the property.

**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,

Outside

Allocated parking space and communal gardens.

Agent Note

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.