

# Flat 4, 56 Robins Lane,

Frome, BA11 3ET

COOPER  
AND  
TANNER



£167,000 Leasehold

 1  1  1 EPC C

## Description

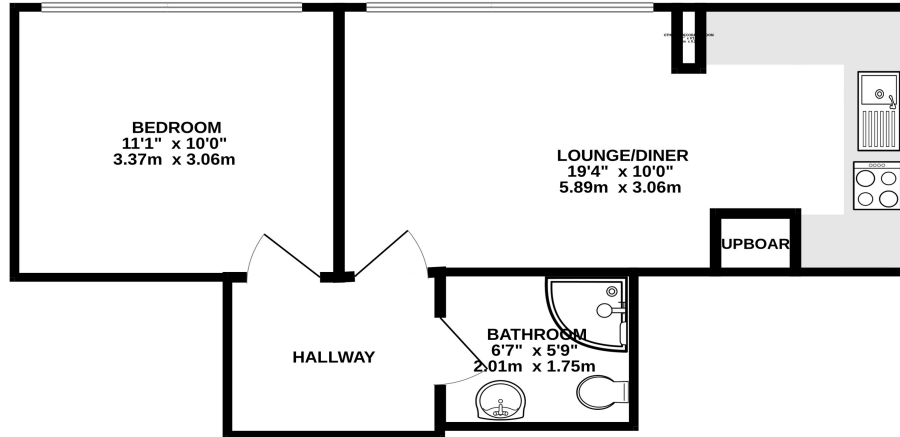
A bright and airy, one bedroom apartment situated within the heart of Frome, just a stone's throw away from local amenities.

You are welcomed into a good size entrance hall which gives access to the carpeted double bedroom, shower room and 'open plan' living/dining/kitchen area – with the kitchen area offering an integrated hob and oven, with extractor over.

The shower room is well appointed with a corner shower, basin and W.C.

The dynamic area of Badcox, with some of Frome's best bars and restaurants is an easy 3-minute stroll away, while the main attractions and town centre are only a 10-minute walk.

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C2024



### Features

- A light and airy one bedroom apartment
- Allocated parking
- 10-year structural warranty
- Management charge £89.87 per month. This charge covers the communal areas and the buildings insurance
- Electric Dimplex Quantum system
- Services – mains water, electricity and drainage
- Tenure – leasehold – 999 years

### Local Information

- Council Tax Band tbc
- Tenure Leasehold
- EPC Rating C

#### FROME OFFICE

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