

# The Old Printworks,

Caxton Road, Frome, BA11 1NE

COOPER  
AND  
TANNER



£270,000 Leasehold

2 1 2 EPC TBC

#### Description

Plot 120 is situated on the first floor, with two double bedrooms. Ideal for first-time buyers, investors or downsizers.

Featuring an open plan kitchen/dining/living room, the dual aspect and large windows allow plenty of light to flow into the room. There is an impressive balcony with green views. The apartment is conveniently located less than a mile from the town centre and within walking distance of the railway station.

The property also benefits from a south-facing outlook which is perfectly peaceful and private.

PLEASE NOTE All computer-generated images used for illustrative purposes.

## PLOT 120



### DIMENSIONS

#### Plot 120

<b>KITCHEN/DINING/LIVING</b>	6.50M X 3.80M	21'3" X 12'4"
<b>BEDROOM 1</b>	4.20M X 3.10M	13'7" X 10'1"
<b>BEDROOM 2</b>	4.20M X 3.20M	13'7" X 10'5"

These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes and washing machine are not included. Computer generated image for illustrative purposes only. Gardens/terraces are shown for illustrative purposes and are not plot specific. August 2023.



### Features

- Two double bedrooms
- Open plan kitchen/dining room/living room
- Integrated kitchen appliances
- Electric car charging infrastructure
- Allocated parking space
- Generous size balcony



- **Local Information**
- Council Tax Band TBC
- Tenure Leasehold – 999 years
- EPC Rating TBC

### FROME OFFICE

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