

Flat 1, 1 Writers Close, Frome, BA11 1NF



£290,000 Leasehold

A beautifully presented two-bedroom ground floor apartment within the sought-after Printworks development in Frome. Offering stylish open-plan living with a high-specification kitchen, two double bedrooms (one en-suite), a large private terrace with open views, allocated parking and excellent communal facilities, all within easy walking distance of the town centre and train station.

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 2  1  2 EPC B

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DESCRIPTION.

Situated within the sought-after Printworks development on the edge of Frome town centre, this beautifully presented ground floor apartment offers stylish contemporary living with high-quality finishes throughout. The property enjoys a bright and spacious layout, a large private terrace, and pleasant views over the communal gardens and surrounding countryside.

Accessed via a secure intercom system and well-maintained communal entrance hall, the apartment opens into a welcoming central hallway with useful built-in storage. From here, doors lead to the accommodation.

At the heart of the home is a generous open-plan sitting, dining and kitchen space, designed for modern living. The room is filled with natural light thanks to sliding glass doors which open directly onto a large south-east facing private terrace. This excellent outdoor space enjoys open views across the landscaped communal gardens and neighbouring fields, providing an ideal spot for outdoor dining, relaxing or entertaining.

The kitchen is finished to a high specification and fitted with a comprehensive range of modern units complemented by Caesarstone worktops. Integrated appliances are neatly incorporated, while an undermounted stainless steel sink with brushed steel mixer tap, under-unit LED lighting and open shelving add both style and practicality.

There are two well-proportioned double bedrooms, both enjoying large windows and fitted wardrobes. The master bedroom benefits from a sleek en-suite shower room, while the second bedroom is served by a contemporary family bathroom. Both

bathrooms are finished with modern white sanitaryware, chrome fittings, full-height porcelain tiling and heated chrome towel rails.

Outside, the development is set within attractively landscaped communal grounds and offers a number of practical amenities including secure bicycle storage, well-maintained bin stores, and communal electric vehicle charging points. The apartment also benefits from an allocated parking space.

The Printworks has developed a strong community feel, with residents often organising clubs and social events including running, book and gardening groups, as well as occasional street parties. The property is also conveniently positioned within easy walking distance of Frome town centre and the train station, while a local convenience store is located within the development.

ADDITIONAL INFORMATION

Mains gas central heating. All mains services are connected.
Remus Management
Original term of lease: 999 years.
Remaining term: 997 years.
Annual service charge: £1,702.00 pa.

LOCATION

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.



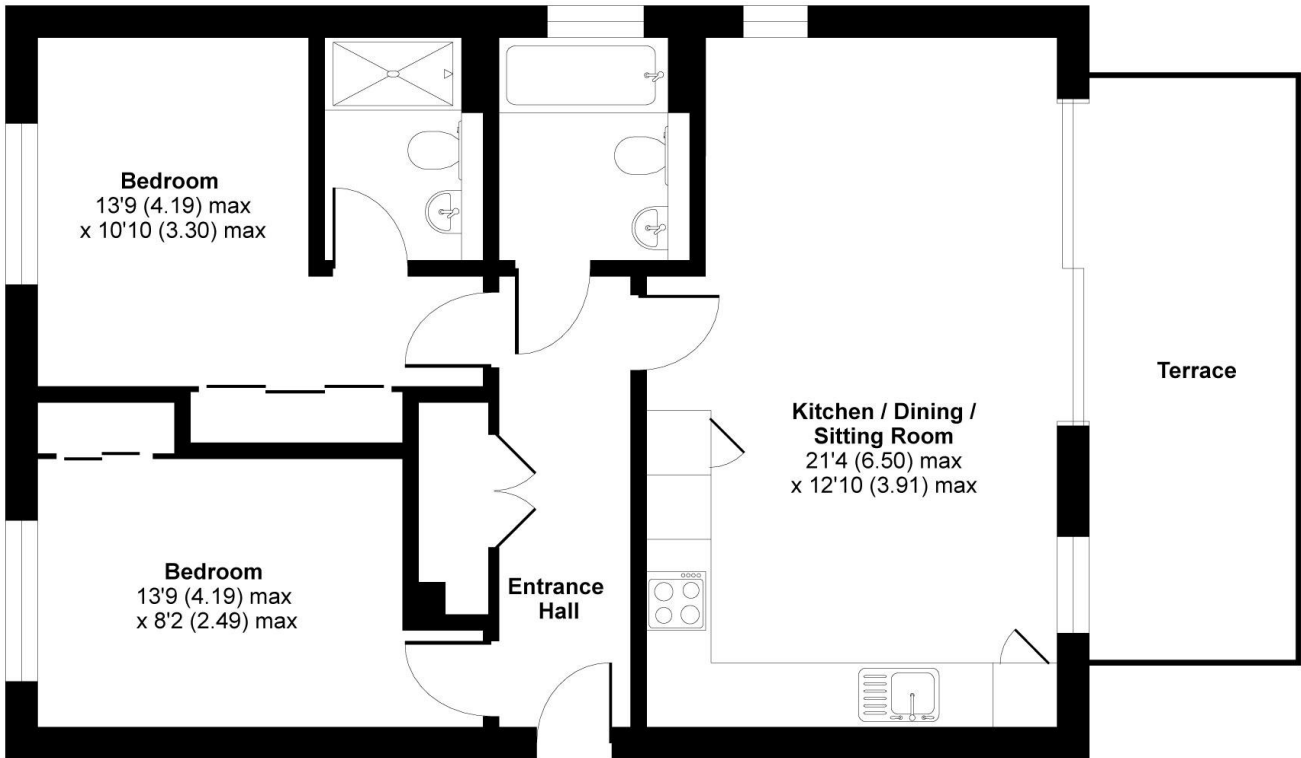




Writers Close, Frome, BA11

Approximate Area = 682 sq ft / 63.3 sq m

For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1439381



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

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