

1 Providence Court

Frome, BA11 1FS

COOPER
AND
TANNER



Offers in Excess of £210,000 Leasehold

Beautifully updated throughout, this stylish two-bedroom modern flat offers bright and spacious 20ft open-plan living, a Shaker-style kitchen, contemporary shower room, two generous double bedrooms and an attractive low-maintenance courtyard garden accessed via French doors, complete with private allocated parking and presented in superb move-in condition.

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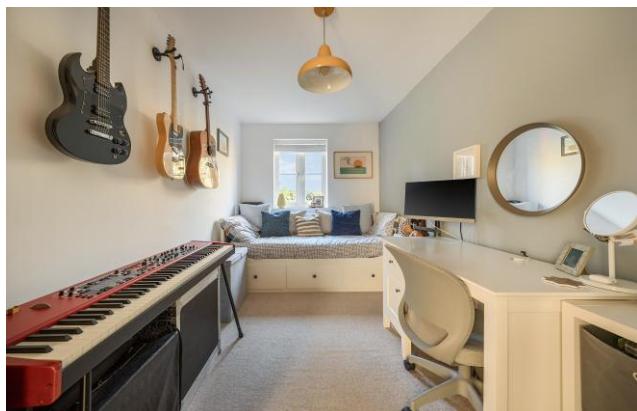
Offers in Excess of £210,000 Leasehold

DESCRIPTION

Located within a well-regarded residential setting, this beautifully presented two-bedroom modern flat has been thoughtfully updated throughout, offering stylish accommodation ready to move straight into. Recently redecorated, the property provides a comfortable and contemporary home within easy reach of local amenities.

Accessed via steps to the front, the front door opens from the communal hallway into a generous entrance hall, complete with a useful built-in storage cupboard and doors leading to all principal rooms. To the front of the property is the attractive fitted kitchen, finished in a timeless wooden Shaker style with a range of wall and base units, hardwood-effect worktops, stainless steel sink, integrated oven and hob with extractor over. The impressive open-plan sitting/dining room extends to around 20ft and enjoys an abundance of natural light from both a front aspect window and French-style double doors. This lovely space easily accommodates a range of living and dining furniture, creating an inviting area ideal for everyday living and entertaining.

The master bedroom is a well-proportioned double positioned to the rear, complete with built-in wardrobes. A second generous double bedroom also offers ample space for freestanding furniture. Both rooms are served by the stylishly refitted shower room, comprising a contemporary walk-in shower, wash hand basin and W.C.



OUTSIDE

Externally, the French-style UPVC doors from the living room open onto an elevated courtyard-style garden, enclosed by wrought-iron fencing. Designed for low maintenance, the space features a paved seating area framed by decorative shingle and complemented by a selection of potted plants, perfect for alfresco dining or relaxing in the sunshine. The property further benefits from private allocated parking within close proximity.

ADDITIONAL INFORMATION

Gas fired central heating. Mains gas and electricity are connected.

Lease Length: 108 years

Service Charge: £101.44 pcm

Ground Rent: £300pa

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.

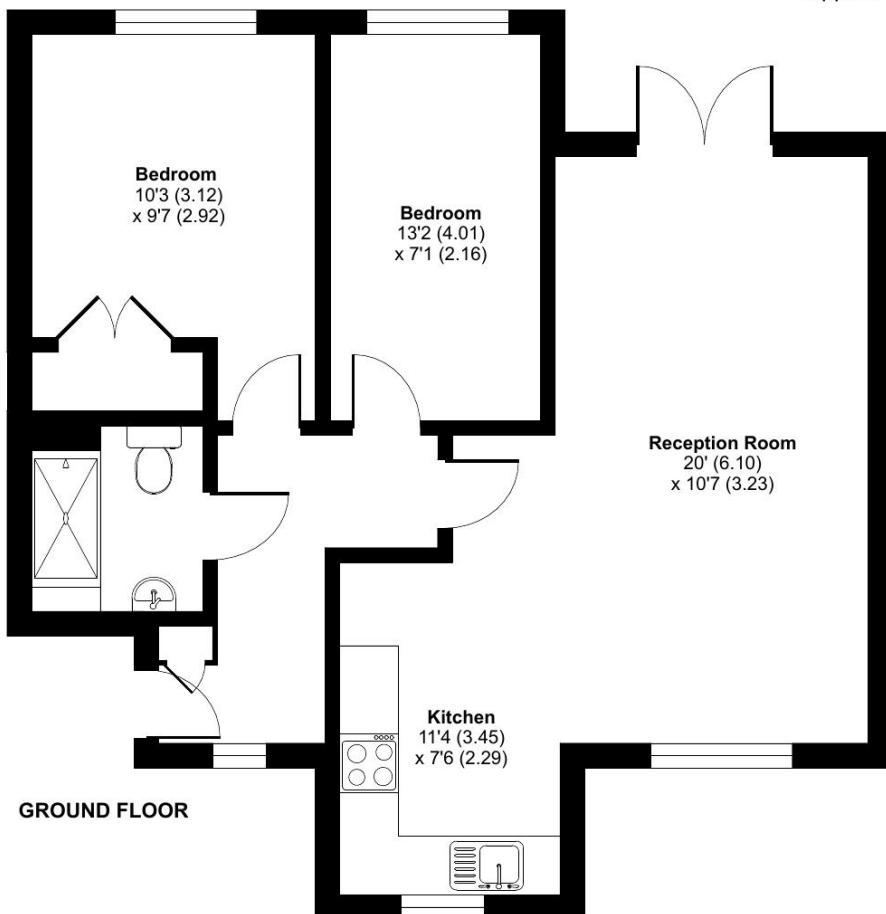




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Approximate Area = 662 sq ft / 61.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Cooper and Tanner. REF: 1384300



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