

Flat 5, 57a Vallis Road, Frome, BA11 3FJ

COOPER
AND
TANNER



£165,000 Leasehold

 1  1  1 EPC B

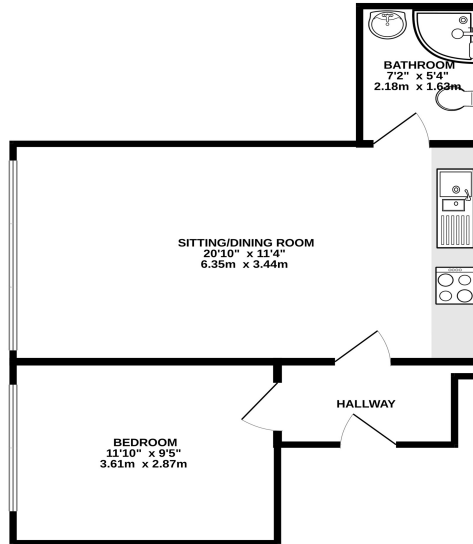
Description

A well-proportioned and brand new, first floor, one bedroom apartment in a desirable location. Offering well appointed and 'open plan' living space, this property is flooded with natural light throughout.

You are welcomed into an entrance hall that gives access to the carpeted double bedroom, the 'open plan' lounge/diner and kitchen area. The kitchen is well equipped, with integrated oven and electric hob with extractor over, in addition to an under-counter fridge. There is a large cupboard housing the water tank. There is provision here for a washing machine to be installed by the new owner. Off the main living space, is the shower room offering a white three-piece suite comprising corner shower, w.c., and basin.

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



APARTMENT

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, omissions 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 capability or efficiency can be given.
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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 B

FROME OFFICE

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

