

# Flat 43, Longleat Court,

Park Road, Frome, BA11 1ED

COOPER  
AND  
TANNER



## £225,000 Leasehold

 2  2  1 EPC C

### Description

A well-presented, spacious, light and airy two-bedroom retirement apartment with views over Frome's popular Victoria Park. The apartment benefits from a 24hr emergency care-line to the House Manager, smoke alarms, a residents' lift and a telephone entry system.

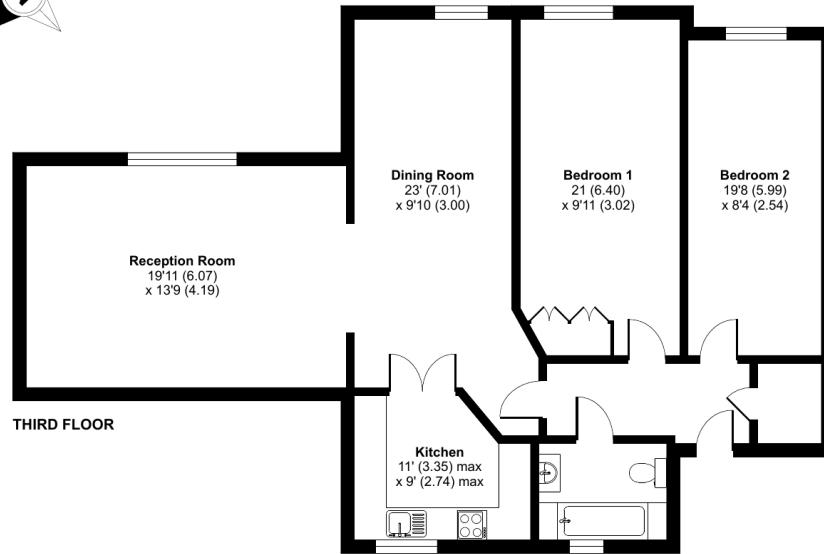
The building also enjoys a communal residents' lounge, laundry room and a guest suite is available for visitors to hire.

The apartment comprises; entrance hall, a large lounge and dining room with windows overlooking the park. A modern Kitchen has been installed which has a range of stylish wall and base units. There is a stainless-steel inset sink unit with single drainer and plenty of worktop space. There is also an integrated electric oven, four ring electric hob and overhead extractor hood.

There are two large double bedrooms with views across the park and a good size three-piece bathroom suite with shower over.

# Longleat Court, Park Road, Frome, BA11

Approximate Area = 1162 sq ft / 107.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 1019455



## Features

- A well-presented, light and airy retirement apartment
- Two double bedrooms
- Modern kitchen
- Large lounge and dining room
- Views over popular Victoria Park
- 24hr emergency care-line
- Residents' lift
- Communal residents' lounge and laundry room
- Guest suite available for visitor's hire

## Local Information

- Council Tax Band C
- Service charge £2,000 per annum
- Tenure Leasehold
- EPC Rating C

## FROME OFFICE

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