

# Flat 11 Montgomery Court, Frome, BA11 1QP

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OIRO £189,950 Leasehold

1 1 1 EPC C

#### Description

This attractive one bedroom flat is situated in a popular area and is offered for sale with no onward chain. The property is available to prospective purchasers aged 55 years old and over.

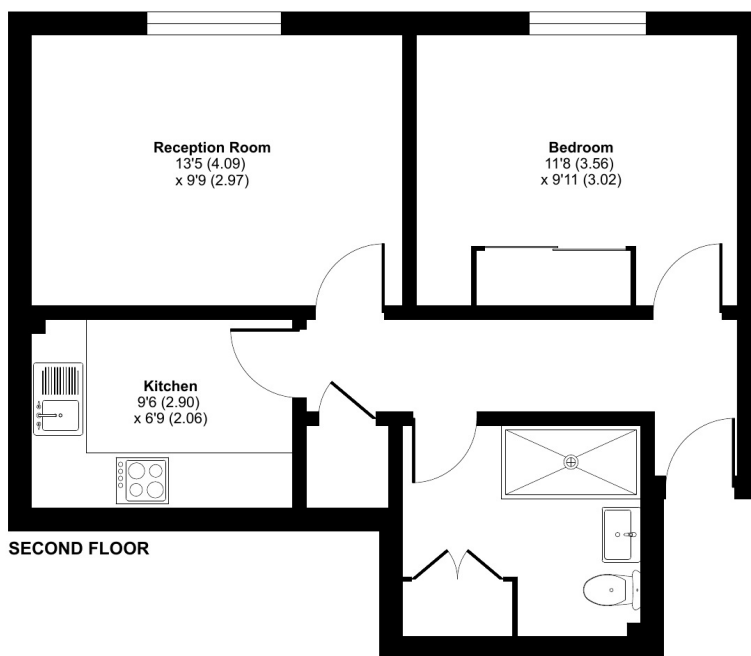
The main entrance: has an entry phone system and a staircase and lift rising to the first and second floors. There is a private entrance hall with an airing cupboard. The double bedroom benefits from a night storage heater and a window with far reaching town views. The kitchen comprises a range of wood finish fitted units with contrasting work surfaces, a stainless-steel sink, adjacent work surfaces with drawers and cupboards beneath and incorporating an electric fan assisted double oven and four ring electric hob. There is space and plumbing for a washing machine and a fridge/freezer. There is a window to the side. The spacious bathroom has a double shower, pedestal wash basin, W/C and a night storage heater.

The property is approached via electric gates accessed from Victoria Road with a single allocated parking space towards the rear of the building and communal gardens which afford a good degree of privacy.

# Montgomery Court, Portway, Frome, BA11

Approximate Area = 477 sq ft / 44.3 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). © ritchecom 2024. Produced for Cooper and Tanner. REF: 1173765



## Features

- An attractive one bedroom flat
- Reception room
- Kitchen
- Bathroom
- Communal gardens
- Allocated parking space
- Night storage heating and all mains services
- No onward chain



## Local Information

- Council Tax Band B
- Tenure Leasehold 125 years from 01/01/2000
- Service Charge £1,373.60 per annum
- EPC Rating C

## FROME OFFICE

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