

# Flat 4, 57a Vallis Road, Frome, BA11 3EJ

COOPER  
AND  
TANNER



£170,000 Leasehold

1 1 1 EPC C

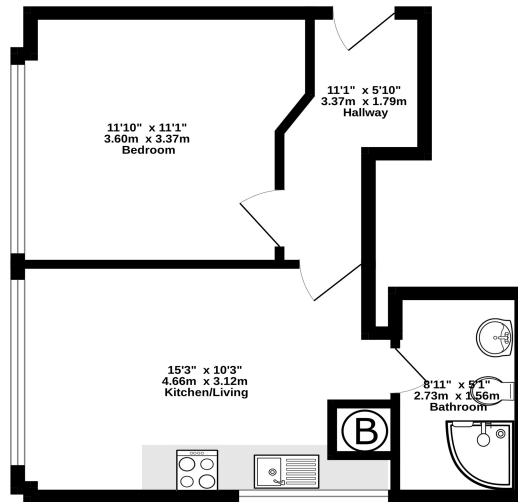
#### Description

Forming part of a recent conversion, this light and airy one bedroom apartment comes with allocated parking and represents an excellent first time buy and an equally great buy to let investment!

The open plan kitchen, living and dining area is designed with modern living in mind with dual aspect double-glazed windows filling the room with natural light. The contemporary kitchen is equipped with fully integrated appliances, hard-wearing worktops and wood laminate flooring. The shower room is well proportioned and stylish, with easy to maintain porcelain tiling and the carpeted bedroom has plenty of space for storage, and large windows providing views across the town.

The neutral decor and finish makes it easy to move straight in and express your style, or offer the home up immediately to short or long term tenants. There is 1 allocated parking space assigned to the property, with further spaces available by separate negotiation. The development also boasts three communal electric car chargers and a secure internal bicycle storage. 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.

## UPPER GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other areas are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, correctness and application of these measurements are not guaranteed and the purchaser is advised to verify the same by their own inspection of the property.



### Features

- A light and airy one bedroom apartment
- Allocated parking
- 10-year structural warranty
- Management charge £93.72 per month. This charge covers the communal areas and the buildings insurance
- Electric Dimplex Quantum system
- Services – mains water, electricity and drainage
- Tenure – leasehold – 125 years



### Local Information

- Council Tax Band tbc
- Tenure Leasehold
- EPC Rating C

### FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

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.

