

# Flat 2, 54 Robins Lane, Frome, BA11 3ET

COOPER  
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£162,000 Leasehold

1 1 1 EPC C

#### Description

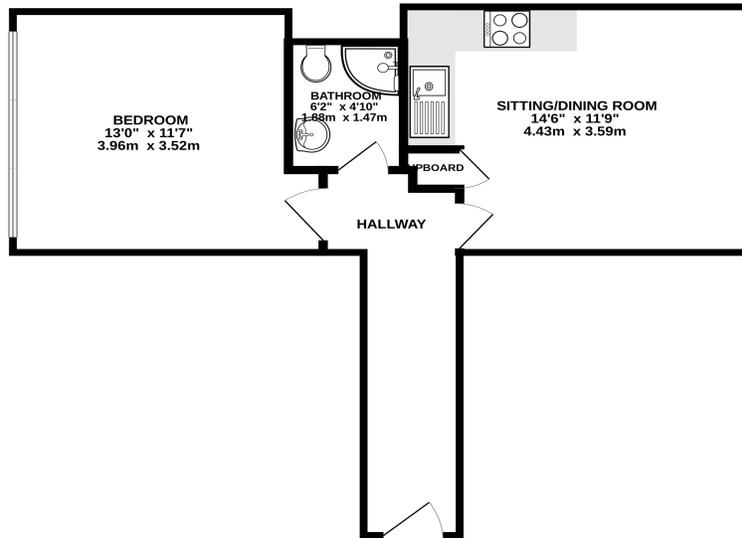
A fabulous new apartment enjoying wonderful rooftop views across Frome town, and offering 'open plan' living space, with ample natural light throughout.

You are welcomed into a long entrance hall which provides access to the carpeted, double bedroom, shower room and 'open plan' lounge/dining/kitchen area. The shower room comprises a modern, three-piece white suite which includes a corner shower, basin and w.c.

The kitchen is another well-appointed area within the property and offers a slimline dishwasher, inset steel sink, electric oven and hob with extractor over. There is also an under-counter fridge.

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix iC004



### 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
- Mylec electric panel heaters
- Services – mains water, electricity and drainage
- Tenure – leasehold – 999 years



### Local Information

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

#### FROME OFFICE

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