

Flat 3, 57b Vallis Road,

Frome, BA11 3EJ

COOPER
AND
TANNER



£185,000 Leasehold

 1  1  1 EPC C

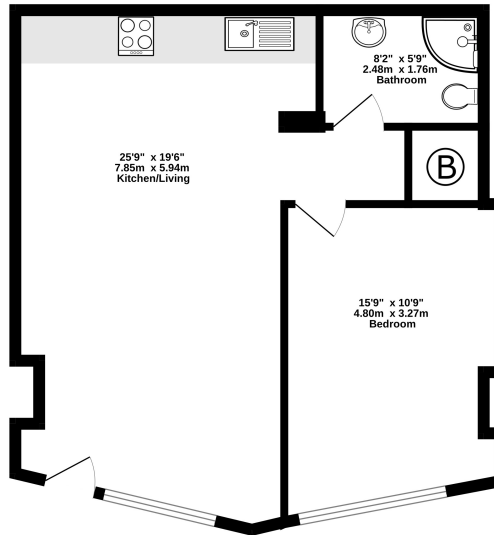
Description

This ready to go one-bedroom apartment benefits from a private entrance door, double glazing, a spacious open plan living room with fully fitted kitchen, double bedroom and contemporary bathroom. This large and airy apartment has fresh and neutral decor throughout, with easy to maintain fixtures and fittings, matte white kitchen units, integrated appliances including a full-size dishwasher and tall fridge/freezer, laminate wood flooring and carpeted bedroom. The property would make an ideal first-time purchase, as well as having excellent investment potential, being within easy walking distance of all Frome's amenities for tourists and short lets, whilst also offering excellent transport links to Bath, Bristol and neighbouring towns for commuters.

Externally you have an allocated parking space, and the development provides bike and bin stores, as well as 3 electric car charging ports. Should you require more parking, extra spaces are available by separate negotiation.

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 here, measurements of walls, windows, doors and any other parts are approximate and no responsibility is taken for any variation or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been inspected and no guarantee is given for their operation or efficiency, call for plans.
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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 C

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.

