

Flat 5, Leaze House,

14 Vallis Road, Frome, BA11 3EF

COOPER
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£132,500 Leasehold

1 1 1 EPC F

Description

Flat 5 Leaze House is a unique, cosy and characterful one-bedroom flat within a beautiful Grade II listed Georgian building on the edge of town. Making this a great purchase for those looking to get on the property ladder or invest their money into a buy-to-let (EPC exempt).

The accommodation briefly includes a naturally light communal entrance hall, with stairs leading up to the front and second floors. The apartment is situated on the second floor, and you are welcomed into a private entrance hall with access into the lounge, bedroom and bathroom. The double bedroom features exposed beams and enjoys far reaching rooftop views of the town. The open plan lounge/kitchen/dining room is of a good size with a charming feature fireplace. The kitchen benefits from a range of fitted base units, an electric oven/hob and space for washing machine and fridge. The accommodation would benefit from some light re-decoration to taste.

This apartment benefits from one allocated parking space located to the rear of the property, as well as spacious well maintained communal garden space, and low utility costs.

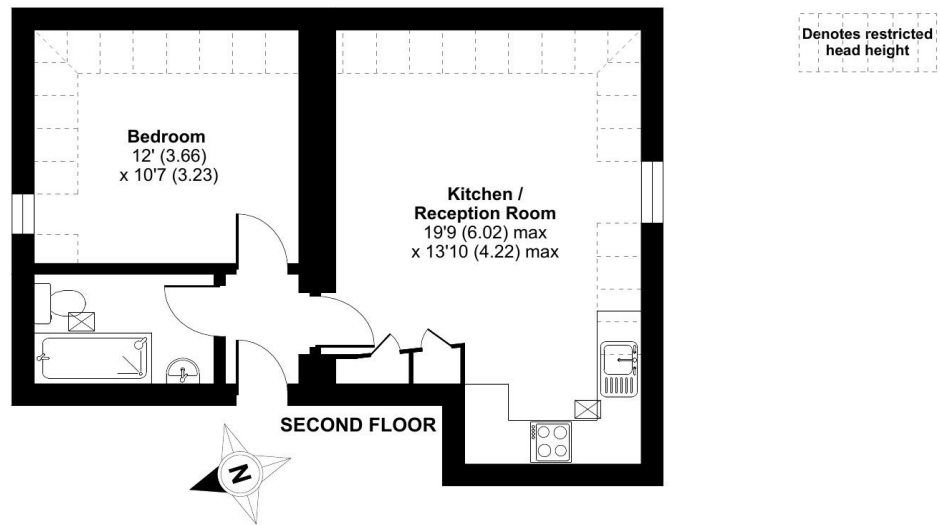
Vallis Road, Frome, BA11

Approximate Area = 375 sq ft / 34.8 sq m

Limited Use Area(s) = 98 sq ft / 9.1 sq m

Total = 473 sq ft / 43.9 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). © nichecom 2024. Produced for Cooper and Tanner. REF: 1187876



Features

- Open plan living/kitchen/dining area
- One double bedroom
- Grade II listed
- Period features
- Allocated parking and a communal garden
- Far reaching views
- Electric heating – low cost (Economy 7)
- Mains electricity, water and drainage are connected.
- Viewings highly recommended

Local Information

- Council Tax Band A
- Tenure Leasehold
- Lease – 975 years left
- Service Charge - Currently £110 pcm
- Ground Rent - Currently £75 pa
- EPC Rating F

FROME OFFICE

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