

Flat 11, 3-5 Caxton Road, Frome, BA11 1GQ

COOPER
AND
TANNER



OIEO £195,950 Leasehold

1 1 1 EPC B

Description

Flooded with natural light, the spacious open-plan kitchen, living and dining area benefits from large southwest-facing windows offering attractive views over the town. The sleek, modern kitchen features a full range of fitted wall and base units, integrated appliances, and durable quartz worktops, all flowing effortlessly into the living and dining areas which are perfect for relaxing or entertaining.

The double bedroom is generously proportioned and filled with light thanks to its floor-to-ceiling window, while the contemporary bathroom is stylish and practical. With porcelain tiling, chrome fixtures, and a clean, modern suite including a bath with overhead shower, back-to-wall toilet, and ample shelf space for toiletries. A small entrance hallway also provides access to a spacious airing cupboard, adding to the practicality.

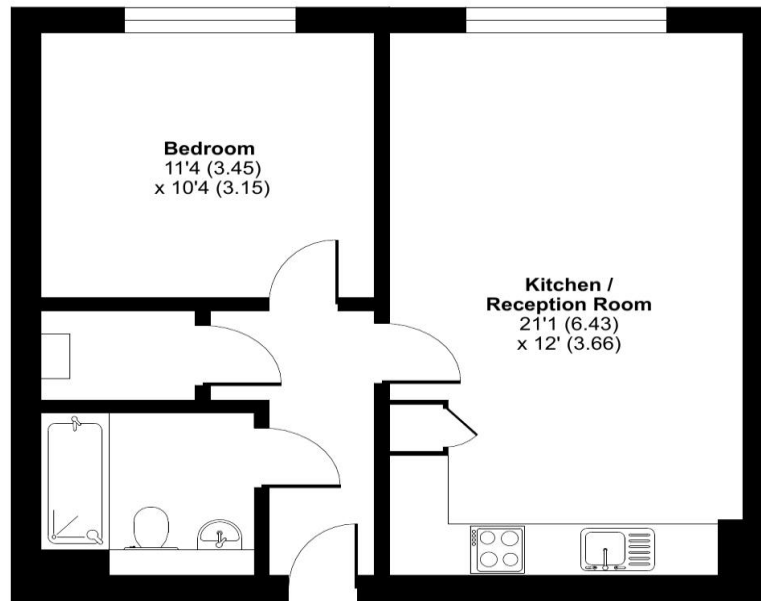
The flat is neutrally decorated throughout, giving it a fresh, modern feel and making it easy to add your own style. It's all ready to move straight into, with no work needed.

The property also benefits from its own allocated parking space, plus additional visitor parking within the development, and access to numerous EV charging points. The Old Printworks remains one of Frome's most desirable developments, known for its secure entry system, thoughtfully designed energy-efficient homes, and unbeatable location just moments from the town's vibrant independent shops, cafés, and cultural attractions. Properties of this calibre rarely come to market.

Caxton Road, Frome, BA11

Approximate Area = 495 sq ft / 46 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1328334



Features

- Large windows and glass features allow for natural light
- One double bedroom
- Southwest facing kitchen and living area
- Far reaching views
- Great first time buy
- Walking distance from amenities
- Allocated parking
- Stylish kitchen
- All mains services

Local Information

- **Council Tax Band A**
- **Tenure** Leasehold 999 years from 1st January 2021
- **Service charge** £1,094.88 per annum
- **EPC Rating B**

FROME OFFICE

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