

# Flat 9, 57a Vallis Road, Frome, BA11 3FJ

COOPER  
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TANNER



£170,000 Leasehold

 1  1  1 EPC C

#### Description

With plenty of room to express your style, early viewing is recommended for this ready to move into one-bedroom apartment. Filled with natural light, this modern home presents an excellent first time buy or rental investment. The open plan living area combines function and style effortlessly.

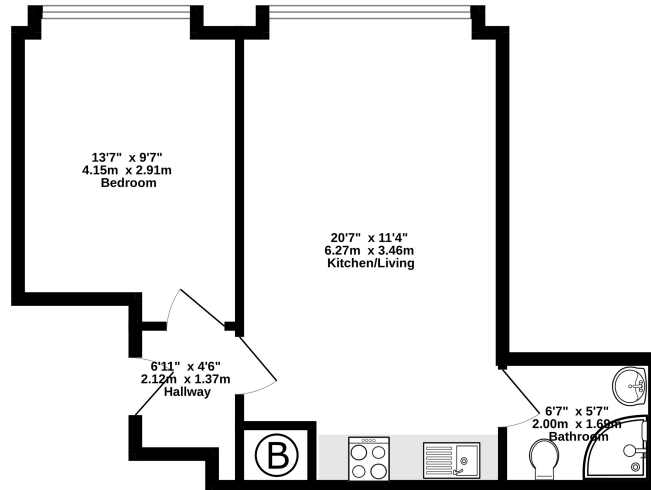
It includes a modern, well-equipped kitchen, with white matte cabinets, fully integrated appliances and hard-wearing laminate flooring. The room benefits from triplex double-glazed windows, giving far reaching views across the town.

This 1st floor apartment also contains an entrance hall, contemporary shower room and double bedroom with a large window.

Externally there is an allocated parking space, while additional spaces can be purchased by separate negotiation. There are three communal electric car chargers and there is secure internal bicycle store as well as bin 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.

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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.  
Date: 11/10/2023



### 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)

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