

Flat 2, 57a Vallis Road

Frome, BA11 3EJ

COOPER
AND
TANNER



£230,000 Leasehold

 2  1  1 EPC C

Description

A very spacious two-bedroom apartment with excellent room sizes, great levels of light, views and two allocated parking spaces! A brilliant first time buy and an equally brilliant investment.

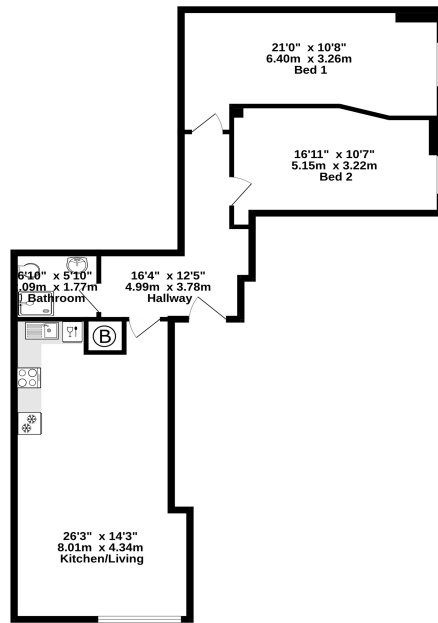
The open plan living area is spacious and bright, the space being beautifully designed with a kitchen along the rear corner which includes integrated appliances and offers a luxurious feel. A tall fridge freezer unit and dishwasher are included, and the modern cabinetry is hardwearing and easy to maintain.

A generous internal hallway offers further scope for storage. Both of the bedrooms are large doubles and are carpeted and the shower room is well appointed.

Externally there are two allocated parking spaces with additional parking spaces 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.

LOWER GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 to guide the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency capabilities.
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Features

- A light and airy two double bedroom apartment
- Two allocated parking spaces
- 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.

