

Flat 4, Longleat Court,

Park Road, Frome, BA11 1ED

COOPER
AND
TANNER



£200,000 Leasehold

2 1 2 EPC D

Description

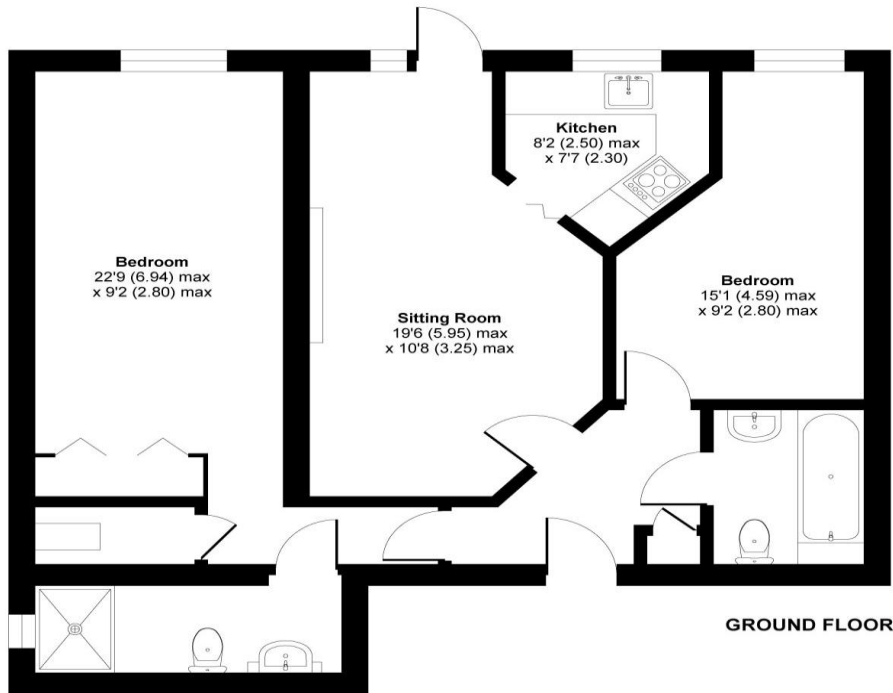
Situated within the well-regarded Longleat Court development and enjoying pleasant views across Victoria Park, this well-presented ground floor retirement apartment offers comfortable and convenient living within easy reach of Frome's town centre and amenities. The apartment is accessed via a secure telephone entry system and benefits from well-maintained communal areas and facilities designed to support independent living within a friendly community setting. Residents of the building also have use of a communal lounge, laundry room and a guest suite which can be booked for visiting friends or family.

Inside, the accommodation is well arranged and generously proportioned. An entrance hall leads through to the bright sitting and dining room, which enjoys a pleasant outlook over the communal gardens and towards Victoria Park. Patio doors open directly onto a private outside seating area, providing a lovely spot to sit and enjoy the surrounding greenery. The kitchen is fitted with a range of units and includes a built-in oven and hob, offering a practical and well-designed space for everyday cooking. There are two comfortable double bedrooms. The master bedroom benefits from a built-in wardrobe and an en-suite shower room, while the second bedroom is served by a separate bathroom, making the layout ideal for guests or visiting family.

Longleat Court, Frome, BA11

Approximate Area = 752 sq ft / 69.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1438452



Features

- A well-presented, light and airy retirement apartment
- Two double bedrooms
- Modern kitchen
- Large lounge
- Views over popular Victoria Park
- 24hr emergency care-line
- Residents' lift
- Communal residents' lounge and laundry room
- Guest suite available for visitor's hire
- Electric heating
- All mains services

Local Information

- Council Tax Band B
- Service charge £2349 half yearly
- Tenure Leasehold
- EPC Rating D

FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

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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.

