

Flat 2 Gloucester House,

Frome, BA11 1AU

COOPER
AND
TANNER



OIEO £200,000 Leasehold

 2  1  1 EPC D

Description

An opportunity has arisen to purchase this wonderfully light and airy and deceptively spacious ground floor two double bedroom apartment, offering plenty of internal storage and the added benefit of a private enclosed courtyard garden.

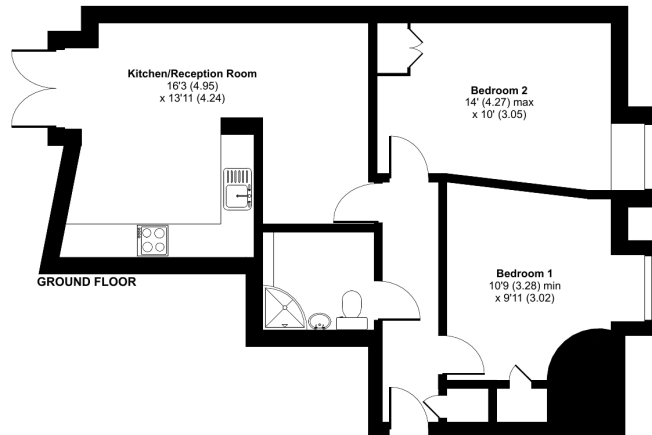
The property's internal accommodation provides two double bedrooms, a 16ft open plan kitchen/living set up, three-piece modern shower room and entrance hallway. The master bedroom to the rear is a great size double room, with ample space for all bedroom furnishings and built-in storage. Bedroom two is a further good size double room equally with built in storage and currently serves itself as a work from home space. The light and airy open plan living provides a modern high spec finished kitchen with a range of base and wall mounted cabinets, integrated oven, sink and fitted hob inset into the hardwood style worktop with extractor hood overhead and is finished in attractive Victorian style wall tiles and feature spot lighting. The kitchen is open plan in design with the lounge area which offers great space for large lounge furnishings and a separate dining table with chairs. From the living room double doors open out onto the private high level wall enclosed courtyard garden, which is a pleasant place to sit and relax. The home is finished with a modern installed three-piece shower room, with walk-in shower wash hand basin and W.C. A handy entrance hallway with a storage cupboard is an ideal location for storing coats and shoes.

Adam Church is the acting management company with a 999-year lease, there are charges of £90pm and a further £50pa. There is a possibility of a parking permit, subject to direct enquiries.

North Parade, Frome, BA11

Approximate Area = 632 sq ft / 58.7 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). © rldhcom 2022. Produced for Cooper and Tanner. REF: 901398



Features

- A light and airy ground floor apartment
- Two double bedrooms
- Modern open plan living
- Modern three-piece shower room
- Enclosed courtyard style garden
- Exceptional town central position



Local Information

- Council Tax Band B
- Tenure Leasehold
- EPC Rating D

FROME OFFICE

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