

# Flat 36 Longleat Court, Frome, BA11 1ED

COOPER  
AND  
TANNER

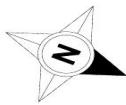


**£125,000 Leasehold**  
**1 1 1 1 EPC B**

## Description

Situated just a short walk from Frome town centre, this well-presented second-floor retirement flat offers the perfect blend of comfort and convenience. Local shops and bus stops are easily accessible, while the town's amenities are just a leisurely stroll away. The apartment benefits from the peace of mind provided by a 24-hour emergency care-line to the House Manager, smoke alarms, a residents' lift, and a secure telephone entry system. The ground-floor entrance is accessed via a secure system, leading into the main communal entrance hall. Residents also enjoy a welcoming day room for socialising with friends and guests, along with on-site laundry facilities, bin storage, and a Warden's office. Shared parking is available on-site for added convenience. The Apartment is accessed via the lift, the flat opens into an entrance hallway leading to all rooms. The spacious lounge/dining room is bright and open-plan, offering ample space for furnishings and has elevated views. The kitchen is fully fitted and easily accessible from the living area, also enjoying far-reaching views. The large double bedroom provides plenty of space for bedroom furniture. The shower room is bright and modern and contains a three-piece suite. The home is carpeted throughout, creating a warm and inviting atmosphere.

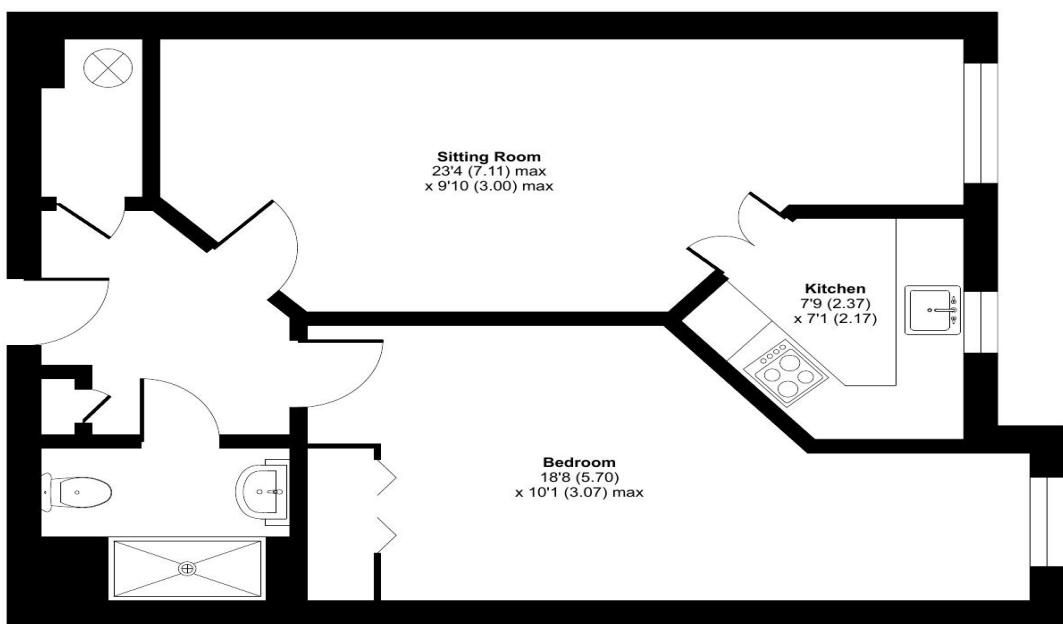
Outside Residents have access to the communal garden at the front of the building, perfect for enjoying some fresh air and the surrounding environment. This apartment offers a secure, comfortable, and convenient retirement lifestyle in the heart of Frome, with the added reassurance of on-site support and communal facilities.



## Park Road, Frome, BA11

Approximate Area = 560 sq ft / 52 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). © nliche.com 2026. Produced for Cooper and Tanner. REF: 1397860



### Features

- Over 55s complex
- Kitchen
- One double bedroom
- Bathroom
- Walking distance to town
- Parking available
- Chain free

### Local Information

- Council Tax Band A
- Tenure Leasehold - 100 years
- Maintenance Charge £3,252.00 per annum
- Ground Rent £330.00 per annum
- EPC Rating B

**FROME OFFICE**  
Telephone 01373 455060  
6 The Bridge, Frome, Somerset, BA11 1AR  
[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

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 of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



**COOPER  
AND  
TANNER**