

Flat 1, 57a Vallis Road

Frome, BA11 3EJ

COOPER
AND
TANNER



£170,000 Leasehold

1 1 1 EPC C

Description

Vallis House is an exclusive and modern conversion, situated within the highly sought after market town of Frome and comprising 34 apartments, completed to a high specification and offering light and airy accommodation throughout.

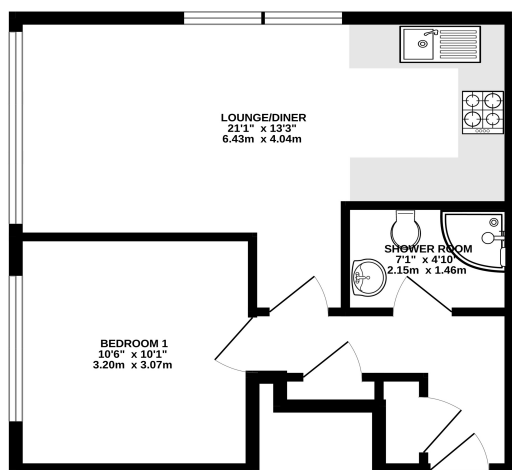
This ground floor, one bedroom apartment is situated in the far left of the building, with the main living space benefitting from being dual aspect and enjoying lots of natural light throughout. A communal entrance hall leads through to the apartment.

The hallway gives access to the master bedroom, shower room and the main lounge/diner/kitchen, as well as a generous size storage cupboard. The bedroom is carpeted and benefits from a large window to the front. The lounge has ample room for furnishings and leads seamlessly into the kitchen space which has a range of wall and base units and integrated appliances such as a fridge/freezer and oven with hob.

There is one allocated parking space with this property.

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



ONE BEDROOM, GROUND FLOOR APARTMENT

TOTAL FLOOR AREA: 412 sq ft. (38.3 sq m.) Approx.
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs and other items are given approximate and approximate to allow for any errors or omissions on the part of the client. The client is to make appropriate enquiries and to verify any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given regarding their performance or quality.
Based on drawings 12/24



Features

- A light and airy one bedroom apartment
- 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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