

Flat 5, 2 Writers Close,

Frome, BA11 1NL



£285,000 Leasehold

A beautifully presented two-bedroom second-floor apartment within the Printworks development in Frome, offering stylish contemporary living with high-specification finishes throughout. The accommodation includes a spacious open-plan living/dining area with a sleek fitted kitchen featuring Caesarstone worktops and integrated appliances, two double bedrooms (one with en-suite), and a modern family bathroom. Sliding doors lead from the living room onto a large private terrace with far-reaching views over the communal gardens and surrounding fields.

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 2  1  2 EPC B

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DESCRIPTION

Accessed via a secure intercom system and well-presented communal entrance hall with stairs to all floors, the apartment opens into a central hallway with built-in storage and doors leading to: A generous open-plan reception space filled with natural light. Triple glazed, sliding glass doors lead out onto a large private terrace offering open views over the communal gardens and adjoining fields, perfect for outdoor dining, relaxing, or entertaining. The kitchen is finished to a high standard, and includes Caesarstone worktops, undermounted stainless steel sink with brushed steel mixer tap, under-unit LED lighting, and a comprehensive range of integrated appliances.

There are two well-proportioned double bedrooms, both finished in a calm and neutral palette with network and TV/data points. The principal bedroom benefits from access to a sleek en-suite shower room.

Both bathrooms are stylishly appointed with contemporary white sanitaryware, back-to-wall WC with soft-close seat, wall-mounted basin and chrome fittings. Each features full-height porcelain tiling and heated chrome towel rails.

OUTSIDE

Externally, the development offers landscaped communal grounds, secure bike storage, and well-maintained bin stores.

The apartment also benefits from an allocated parking space and communal electric vehicle charging.

ADDITIONAL INFORMATION

Mains gas central heating. All mains services are connected.

LEASE INFORMATION:

Management company: Remus, Salisbury

Original term of lease: 999 years

Remaining term: 995 years.

Annual ground rent: £186.00

Annual service charge: £901.13

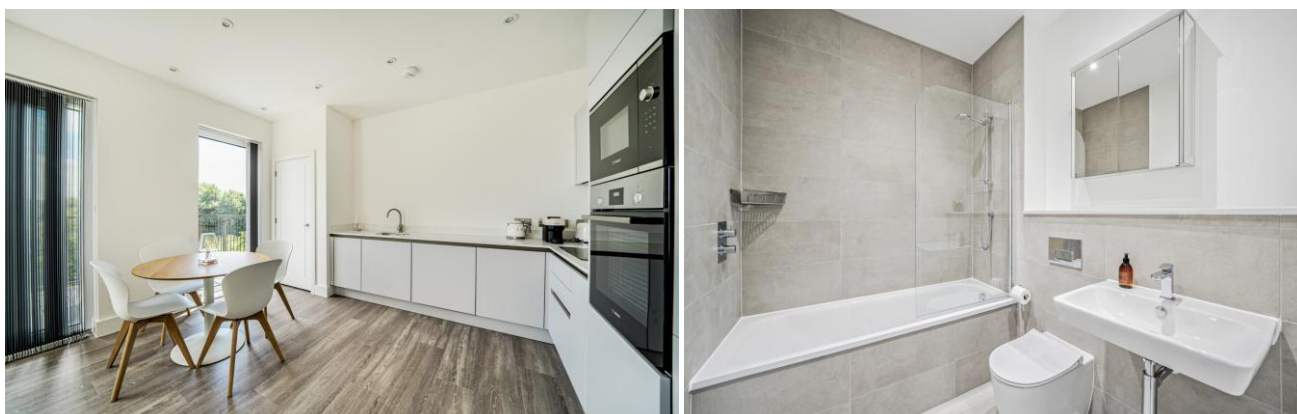
There are still some remaining years on the 10-Year New Home Warranty.

LOCATION

The property is within a short distance of Frome's historic centre, which is renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts. Regularly featured in 'Best Place To...' lists, Frome is now famous for its independent town council, its innovative health care approaches, the monthly Independent Market, vibrant community action, and the surprise performances of international stars at the Cheese & Grain.

Babington House, the private members' club, with its swimming pools, tennis courts, gym, bars and restaurant is only a short drive away; and the Hauser & Wirth Gallery in Bruton and The Newt are also both within easy reach.

Connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network. Frome, Westbury and Warminster stations all provide regular rail services to London Paddington and London Waterloo.

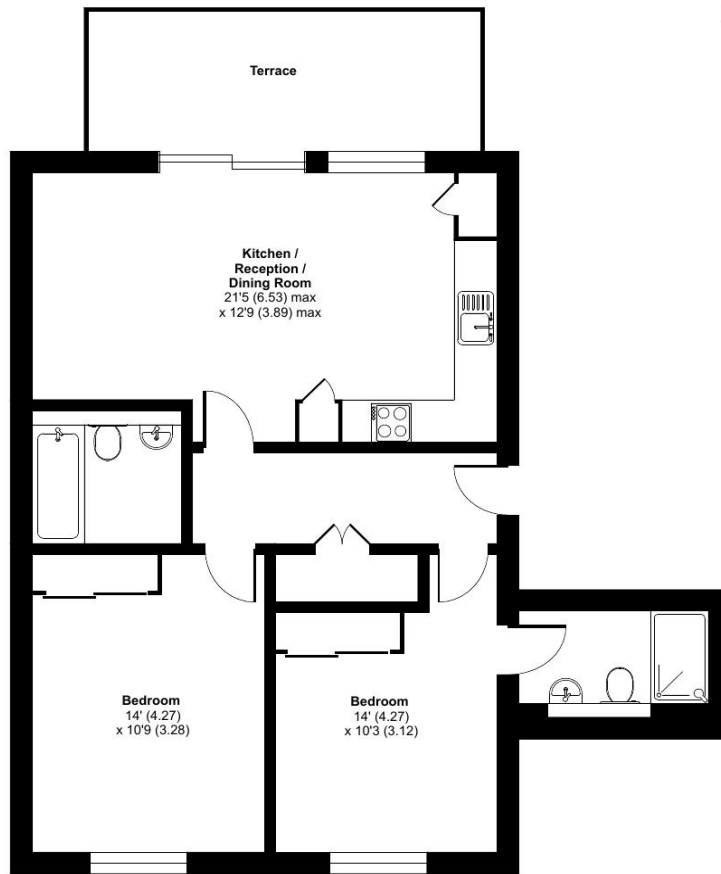




Writers Close, Frome, BA11

Approximate Area = 734 sq ft / 68.1 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). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1318333



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

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