

29 Garston Mead, Frome, BA11 1GE

COOPER
AND
TANNER



£169,500 Leasehold

1 1 1 EPC B

Description

A recently refurbished, one bedroom, first floor apartment situated in a convenient location on a modern development within Frome Town.

The apartment is accessed through a communal entrance hallway which has stairs that ascend to the first-floor landing, which leads to the flat.

You enter the property itself into a wonderfully light hallway which has a door leading to a large airing/storage cupboard. This space is ideal for storing coats/boots and other personal items. The hallway leads around to the bedroom, bathroom and main living space.

The bedroom is a good size double with ample room for a double bed plus additional furniture. A window to the rear allows for natural light to flow into the room.

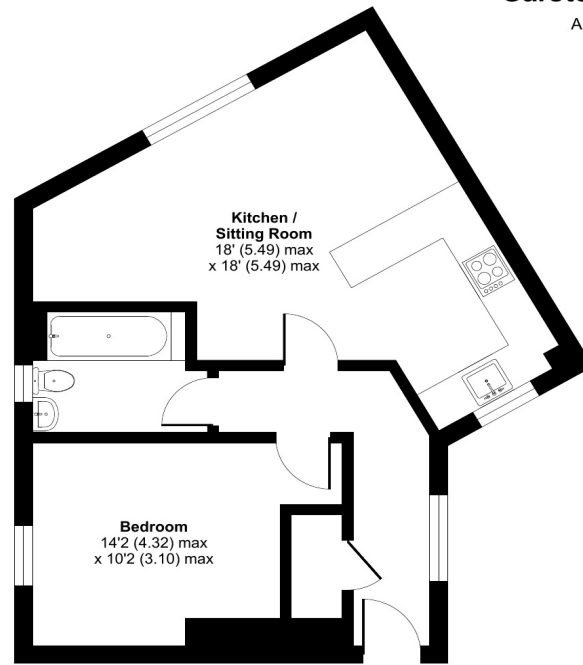
Just off from the hallway is the family bathroom which is a good size and offers a three-piece suite, including bath with shower over, w.c., and wash hand basin. There is also a heated towel rail. The main living accommodation has a wonderful feel and is open plan, making this a very flexible space for prospective new owners to furnish however they wish. This space flows seamlessly into the kitchen which is well equipped and stylish, with a range of wall and base units. There is an under-counter fridge and separate freezer, washing machine, electric oven with hob and an extractor over. This entire space is dual aspect, with windows allowing for plenty of natural light.

One allocated parking space. Please refer to the title plan included in our Material Information Report to see the location of the parking.

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Approximate Area = 515 sq ft / 47.8 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Cooper and Tanner, REF: 1183096



Features

- First floor apartment
- Close to local amenities
- Newly carpeted and decorated throughout
- Allocated parking space
- Less than a ten-minute walk to the town centre and railway station



Local Information

- Council Tax Band A
- Tenure Leasehold 90 years remaining
- Service Charge Paid annually
- Ground Rent £180.00 per month
- EPC Rating B

FROME OFFICE

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