

# Apartment 2,

13 North Parade, Frome, BA11 1AU

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£174,950 Share of Freehold

2 1 1 EPC D

## Description

An opportunity has risen to purchase a generous sized, two-bedroom, first floor flat, right in the heart of Frome town centre and close to local amenities.

To the rear of the property there is a generously sized, open planned kitchen/dining/living area which provides lots of space for furniture. The kitchen offers a range of wall and base units and several integrated appliances, including induction hob, an eye-level oven, dishwasher and a fridge with freezer compartment. An attractive sash window fills the space with natural light and enjoys lovely views.

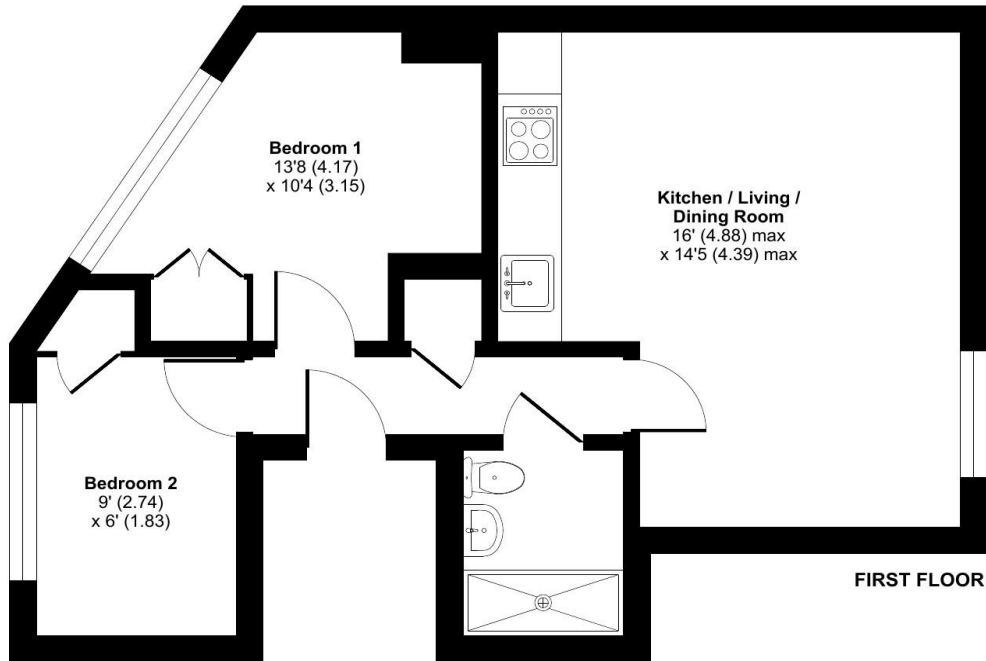
To the front there is a well-proportioned double bedroom and a smaller single bedroom as well. There is also a shower room.

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema.

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Approximate Area = 443 sq ft / 41.1 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). © nichecom 2023. Produced for Cooper and Tanner. REF: 1001016



## Features

- Generous size first floor flat
- Light and airy accommodation
- Kitchen with integrated appliances
- Shower room with walk-in shower
- Central Frome location
- Ideal first time buy or investment opportunity
- No onward chain
- Electric heating



## Local Information

- Council Tax Band B
- Tenure Share of freehold – original term 999 years, 982 years remaining.
- Service charge £140.00 per month
- EPC rating D

## FROME OFFICE

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