

Flat 11 Montgomery Court,

Frome, BA11 1QP

COOPER
AND
TANNER



OIEO £159,950 Leasehold

1 1 1 EPC C

Description

This attractive one bedroom flat is situated in a popular area and is offered for sale with no onward chain. The property is available to prospective purchasers aged 55 years old and over.

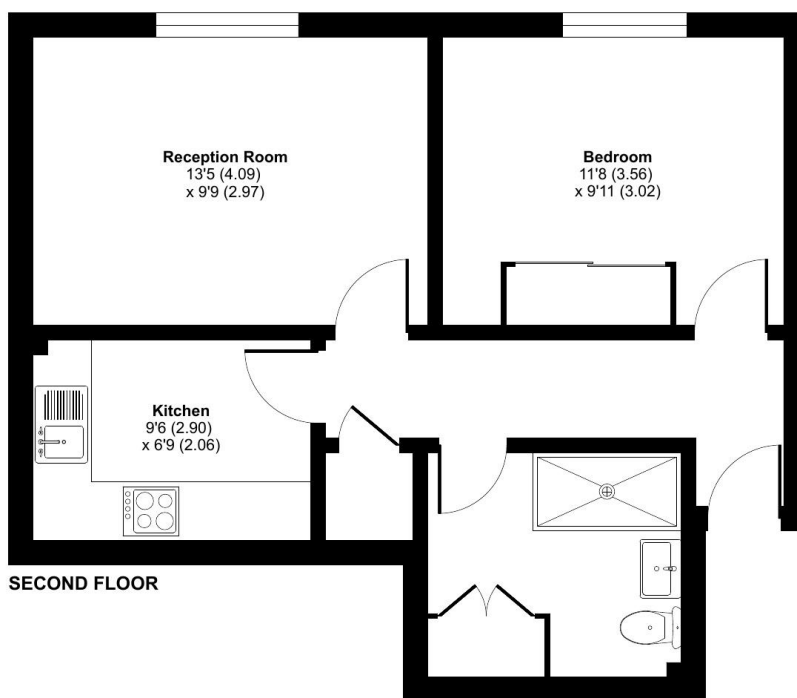
The main entrance: has an entry phone system and a staircase and lift rising to the first and second floors. There is a private entrance hall with an airing cupboard. The double bedroom benefits from a night storage heater and a window with far reaching town views. The kitchen comprises a range of wood finish fitted units with contrasting work surfaces, a stainless-steel sink, adjacent work surfaces with drawers and cupboards beneath and incorporating an electric fan assisted double oven and four ring electric hob. There is space and plumbing for a washing machine and a fridge/freezer. There is a window to the side. The spacious bathroom has a double shower, pedestal wash basin, W/C and a night storage heater.

The property is approached via electric gates accessed from Victoria Road with a single allocated parking space towards the rear of the building and communal gardens which afford a good degree of privacy.

Montgomery Court, Portway, Frome, BA11

Approximate Area = 477 sq ft / 44.3 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). © nitchcom 2024. Produced for Cooper and Tanner. REF: 1173765



Features

- An attractive one bedroom flat
- Gated residence
- Lift to all floors
- Communal gardens
- Allocated parking space
- Night storage heating and all mains services
- No onward chain



Local Information

- Council Tax Band B
- Tenure Leasehold 125 years from 01/01/2000
- Service Charge £1,373.60 per annum
- EPC Rating C

FROME OFFICE

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

