



Keyford, Frome

**Guide Price** £100,000

Council Tax Band A Tax Price £1,368 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS



**Call Forest Marble 24/7 after interacting with the virtual reality tour to come and view this great opportunity to purchase via Auction. This upper floor apartment with stunning views over the roof tops of Frome is situated in a central location within walking distance of all the town has to offer and the benefit of allocated parking. The property will require modernisation however for an apartment of this style and size it will be worth it. The apartment is full of character features and offers a large open plan living area, study area, two double bedrooms and bathroom. To interact with the virtual tour please follow the link:**

**[Click Here](#)**

**Auction bidding opens 6th February and closes 8th of February 2024**

### **Auction**

Forest Marble offer this property for sale by traditional auction through Hammertime Property Auctions Ltd. If Hammertime Property Auctions Ltd. If you wish to register an interest in this property please visit <https://hammertime-property-auctions.eigonlineauctions.com/> and follow the link for current properties where you will be able to register for the auction, view auction terms and conditions and download the legal pack. Full guides to buying and selling at auction are also available. Hammertime Property Auctions is an innovative auction platform that allows for you to register and bid on properties from the comfort of your home rather than having to travel to the auction in person.

### **Viewing Times**

Viewings to be held on the following dates, strictly by appointment only:

Wednesday 3rd January 11am-1pm, Tuesday 9th January 1pm-3pm, Thursday 11th January 11am-1pm, Tuesday 16th January 12pm-1pm, Thursday 18th January 11am-1pm, Tuesday 23rd January 11am-1pm, Thursday 25th January 1pm-3pm, Monday 29th January 1pm-3pm. Contact Forest Marble offices on 01373 482900 to book your viewing slot.

- For Sale by Public Auction**
- Spacious Apartment**
- In Need of Modernisation**
- Two Bedrooms**
- Open Plan Living**
- Allocated Parking**



## Rooms

### Entrance Lobby

### Entrance Hall

3'5" x 12'3" (1.07m x 3.75m)

### Kitchen / Living Area

20'2" x 15'5" (6.16m x 4.72m)

### Study Area

10'8" x 8'4" (3.29m x 2.56m)

### Bedroom

10'7" x 15'10" (3.26m x 4.60m)

### Bedroom

10'8" x 8'9" (3.29m x 2.71m)

### Parking

Allocated Parking for 1 Car

### Directions

From our offices on Harris Close, turn right onto Wallbridge and continue along Portway. Fork to the left at the traffic lights onto Locks hill. Continue up Locks Hill until you reach the traffic lights. Crossing the traffic lights the property and private car park is found immediately on your left hand side.

### Auction Terms

On the fall of the hammer you agree to exchange contracts on the property and you will need to pay a 10% deposit (of the final purchase price) and also the auctioneers fees of 1.5%+vat of the purchase price, (subject to a minimum of £2,500 plus vat). An automated payment will be deducted from your nominated card on completion of the auction and you will receive a memorandum of sale straight after the auction which will itemise payments required for exchange and completion. We advise you have access to all of the legal paperwork in advance for your solicitor to check over. You may need to pre-arrange your finances so you know what you can afford to bid. To make the auction fair to everyone, virtual bidding is carried out online and the bidding window is open for 48 hours so you have plenty of time to secure the property. All you need to do is register your details on the live auctions page and then you can access the bidding portal and the legal documents.

### Agents Notes

This is a leasehold flat. Our client advises us that the current annual maintenance charge is £1,490 with an annual ground rent of £25 and 969 years remaining on the lease. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property.





### Forest Marble Ltd

Forest Marble, 4 Harris Close, Frome BA11 5JY

**Call:** 01373 482900

**Web:** [www.forestmarble.co.uk](http://www.forestmarble.co.uk)

**Email:** [will.parfitt@forestmarble.co.uk](mailto:will.parfitt@forestmarble.co.uk)

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

