



FOREST MARBLE  
PROPERTY SALES & LETTINGS



Harris Close, Frome

oieo £150,000

Council Tax Band A Tax Price £1,363 pa



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**Interact with the virtual reality tour and call Forest Marble 24/7 to view this immaculate and well located one bedroom apartment. The apartment is found in an exclusive modern development on the site of an historic mill; close to the town centre of Frome. The position allows for easy walking distance to Frome Railway Station as well as being ideally situated for walks along the river, through Rodden Meadow or out into the Somerset countryside; all of which can be found moments from the door. The property is beautifully presented and offers modern convenient living which will suit the busy professional. Please follow this link to view the virtual tour: [Click for VR](#)**

### **The Vendor Loves About Their Home**

Having looked for a long time some 7 years ago for my first property, I knew when I walked through the door of Harris Close that I had found my first home. The location was ideal for me needing to commute for work and also wanting to be able to walk into town through Rodden Meadow has been a real benefit. Having somewhere that is low maintenance was essential with my hectic life and albeit a one bedroom apartment it has loads of storage and wardrobe space. There is lots of natural light that pours through the dual aspect windows and I love the open plan feel of the living area. I will miss my first home and I hope that the next owner creates as many memories as I have.

### **Key Features**

- Modern 1 Bedroom Apartment
- Close to Train Station
- Open Plan Style
- Walk Through Rodden Meadow
- Modern Throughout
- Parking



## Rooms

### Entrance Lobby

A key code lets you into the property

### Entrance Hall

7'3" x 6'4" (2.22m x 1.95m)

### Living Room

14'3" x 10'9" (4.36m x 3.32m)

### Kitchen

8'10" x 6'6" (2.47m x 2.01m)

### Bedroom

9'11" x 9'11" (2.78m x 2.78m)

### Bathroom

5'8" x 8'11" (1.77m x 2.47m)

### Parking

Allocated Space for 1 Car

### Directions

From our offices, you will be able to reach the property on foot. Crossing the car park the flat is located in the building at the end of the cul-de-sac, on your left hand side.

## Agents Notes

The vendor informs us that the property is leasehold with 109 years remaining on the lease; management charge of circa £156 per month and an annual ground rent of £235. 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. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





**Forest Marble Ltd**

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