Printworks Road, Frome

£250,000

Council Tax Band B   Tax Price £1,763 pa

FOREST MARBLE
PROPERTY SALES & LETTINGS

Call Forest Marble 24/7 after interacting with the virtual tour to book your viewing on this stunning upper floor apartment on the exclusive Acorn Development site on the old Butler & Tanner printworks site in Frome. The apartment offers lots of natural light and views out of the floor to ceiling windows. Fitted with a wide range of modern appliances and fittings throughout, offering a main living space to cook, relax and dine, two double bedrooms one with en-suite, large entrance hallway and parking outside for one car. Local shops just a short stroll away and the station on your doorstep. To interact with the virtual tour please follow the link: click here

What The Vendor Loves About Their Home

Having relocated to Frome, finding this apartment was the icing on the cake. I love its location with everything the town has to offer just a short stroll away and living in an apartment that is so modern just makes life easy not worrying about things going wrong. I love the large windows and the property is really energy efficient and warm. There is plenty of space on offer and still being able to entertain if I want with ease is really nice, havingthe two double bedrooms would be ideal for anyone looking to work from home as well. When people come to visit they can use the visitor parking spaces and even charge their car up if required. As life has taken a positive direction I am now looking to stay on the development which I love and buy a house with my partner.

Rooms

•Modern Apartment
•Large Windows with Views
•Exclusive Location
•Walk to Station and Shops
•Two Doubles
•Beautifully Presented

Rooms

Entrance Hall
Video Intercom

Kitchen / Living Area
11'2" x 21'4" (3.41m x 6.52m)

Bedroom 1
9'6" x 10' (2.93m x 3.05m)

Ensuite
4'8" x 6'11" (1.46m x 1.86m)

Bedroom 2
8'7" x 10' (2.65m x 3.05m)

Bathroom
7'3" x 5'7" (2.22m x 1.74m)

Parking
Allocated Parking for One Car

Directions

From our office turn right onto Wallbridge and procced to the traffic lights. Fork left at the lights and then turn left into Printworks Road, turn left after the shops and the property will be found on the left hand side.

Agents Notes

The property is leasehold with 996 years left on the lease, the current management fees are £277 per quarter. 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.

Bedroom
9'6" x 10'0"

Bedroom
8'7" x 10'0"

Hallway
12'3" x 4'4"

Kitchen / Living Area
11'2" x 21'4"

Bathroom
4'8" x 6'11"

Hallway
9'10" x 3'7"

Bathroom
7'3" x 5'7"

Approximate total area[1]

675.21 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs	83	83

England, Scotland & Wales — EU Directive 2002/91/EC