



Longleat Court, Park Road

£145,000

Council Tax Band A Tax Price £1,511 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and call Forest Marble 24/7 to view this immaculately presented retirement apartment for the over 60s. Found on the first floor and lovingly cared for. This apartment is situated in the popular artisan town of Frome in a central location within a short walk of various amenities. This property briefly comprises a large lounge/diner with adjoining kitchen, generous double / twin bedroom and well equipped shower room. There are beautiful communal gardens as well as shared lounge and numerous communal services and events that prove ever popular. These include: exercise classes, mini bus service to local shops, not to mention the afternoon teas and the unofficial groups such as the social Scrabble! To interact with the virtual tour please follow the link [https: click here](#)

Key Features

- Over 60's Retirement Apartment
- In The Heart Of Frome
- Spacious Living and Bedroom
- Great Condition Throughout
- Communal Gardens and Parking
- Residents Lounge and Laundry Room

Situation

This apartment is situated in the popular Victoria Park area of Frome, close by you will find a range of independent shops in the Badcox area including bakers, barbers, public house and just a short stroll down the cobbled Catherine Hill into the main town itself. Frome town itself is one of Somerset's finest artisan towns which boasts a fantastic spirit of togetherness. There is a wide range of supermarkets, public houses, theatres and cinema. However Frome prides itself on the great selection of independently run shops that line the historical cobbled streets, while away your days sipping coffee in one of the cafes or buying gifts from the amazing boutiques. Frome is well known for its weekly market and its monthly artisan market on a Sunday. There is a rail service that is on the Paddington Line and also feeds into the cities of Bath & Bristol. Transport links will have you quickly out onto the ring road and the cities of Bath, Bristol & Salisbury are well within reach.



Rooms

Communal Entrance

Intercom Entry and lift

Residents Lounge

Residents Laundry Room

Residents Guest Room

Entrance Hall

Including a large storage cupboard

Lounge Diner

23'4" x 9'9" (7.13m x 3.02m)

Kitchen

8'6" x 7'7" (2.62m x 2.35m)

Bedroom

19'9" x 9'11" (6.07m x 2.78m)

Shower Room

6'9" x 5'6" (2.10m x 1.71m)

Parking

Vehicle parking is available for residents and guests in the private car park within the property grounds.

Communal Gardens

There are communal gardens around the property for the residents to enjoy.

Directions

From our offices drive up Wallbridge and bear right along Portway, straight over the roundabout along Christchurch Street East to the T-junction. Turn right down to the next roundabout, taking the first left and drive along Christchurch Street West take the turning on your left up Park Road and the property can be found on your left hand side.

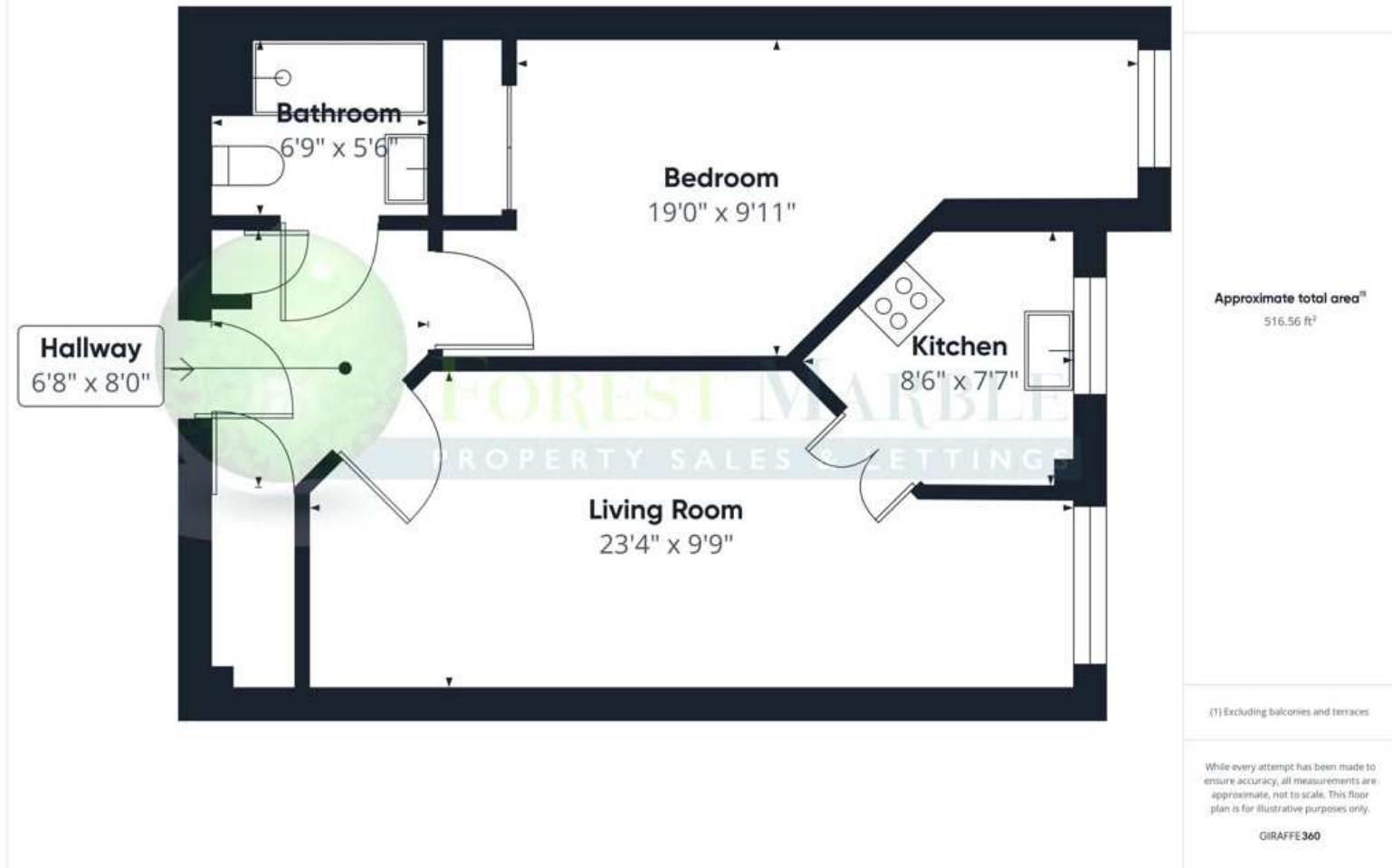
Agents Property Notes

The property is an Over 60's retirement living leasehold apartment and we are told there is 101 years remaining on the lease with an annual ground rent of £723.84, which is due for review in 2044. The annual management fee is £3107.16, information on what this includes can be obtained via the agent.

Agent Notes

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, 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.





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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.

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