



Christchurch Street West, Frome

£125,000

Council Tax Band A Tax Price £1,511 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this large one bedroom apartment found in the heart of Frome. The flat is set on the first floor of a beautiful period conversion and still boasts a number of character quirks and features. The open plan kitchen and living room are generous in proportion and have views to the front over the communal approach and garden. A double bedroom is serviced by the bathroom found to the rear of the property that is equipped with wash hand basin, low level WC and shower cubicle. We feel that although the property will certainly appeal to those looking to get their first foot onto the housing ladder, there may be suitable potential here for landlords looking to acquire a good investment. To view the virtual reality tour please follow this link:

[Click Here](#)

Situation

Situated in the heart of Frome and allowing access to everything the town has to offer, and set just yards from the well serviced Badcox area of the town where you will find shops, eateries and bars readily available. 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, schools, college and a sports centre as you would expect. 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 markets and its monthly artisan market on a Sunday which draws people from all around. There is a rail service that is on the Paddington Line and also feeds into the cities of Bath and Bristol. Transport links will have you quickly out onto the ring road and the cities of Bath, Bristol and Salisbury are well within reach.

Key Features

- First Floor Flat**
- One Bedroom**
- Close to Town Centre**
- No Onward Chain**
- Investment Opportunity**



Rooms

Inner Hallway

12'9" x 3'0" (3.89m x 0.91m)

Living Room

13'10" x 13'7" (4.22m x 4.14m)

Kitchen

6'0" x 5'5" (1.83m x 1.65m)

Bedroom

12'6" x 10'3" (3.81m x 3.12m)

Bathroom

4'5" x 6'0" (1.35m x 1.83m)

Directions

From our offices turn right onto Wallbridge and proceed along before forking right at the traffic lights onto Portway and then first exit at the mini roundabout onto Christchurch Street East. At the T-junction turn right and then take the first exit of the roundabout onto Christchurch Street West. The property will be found on your right hand side just before the memorial theatre.

Agent Notes

This is leasehold flat with the balance of a 999 year lease remaining. Our seller informs us that a new management company has been formed and the management fees will be circa £50 per month. 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.





Approximate total area⁽¹⁾
415.7 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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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		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			