



St. Aldhelms Court, Frome

£185,000 Council Tax Band B Tax Rate £1,896 per annum



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to schedule your viewing of St Aldhelm's Court, a modern, purpose built two bedroom flat located on the first floor. This flat has the perks of being sat behind a gated car parking area, with only access to residents. The accommodation consist of a spacious, and bright living room which is semi open plan to the fitted kitchen. This flat enjoys a double room located at the rear of the property as well as a second bedroom or office space. St Aldhelms Court is located a couple of minutes walk away from the popular and pretty Victoria Park and only a short walk to the gorgeous town centre. A single allocated parking space can be found outside the front of the building sat behind the private security gates. To view the virtual tour please follow this link: [Click Here](#)

What Our Vendor Loves

"What I have liked most about living here is the location, it's an easy 10 minute walk into town, less than 5 minutes to Victoria Park, and close to all the local amenities (including some very walkable pubs!). The flat has a lovely communal garden, which is perfect in the summer, and the bedroom and the second bedroom both look out onto the green space, giving the home a really peaceful feel but also very private as it is enclosed by trees and bushes. The neighbours have truly made my experience here special as a young women living on her own, everyone is friendly, supportive and happy to help one another. I even set up a WhatsApp group for the building so we can chat, arrange parcel drop-offs, lend the odd teabag, and organise things like using the garden for children's birthdays etc. It's a really caring little community. The private parking has also been a huge bonus. Overall, it's been a wonderful place to live."

Key Features

- First floor apartment**
- Two bedrooms**
- Communal outside space**
- Allocated parking**
- Close to Victoria Park**
- Secure private entrance**



Rooms

Hallway

6'2" x 5'11" (1.88m x 1.80m)

Living Room

14'0 x 10'11" (4.27m x 3.33m)

Kitchen

9'11" x 4'9" (3.02m x 1.45m)

Bedroom One

10'10" x 8'11" (3.30m x 2.72m)

Bedroom Two

6'7" x 8'11" (2.01m x 2.72m)

Bathroom

7'6" x 4'10" (2.29m x 1.47m)

Parking

Single private allocated parking space within gated parking area

Outside Space

Lawned communal outside space located to the rear of the property

Directions

From our offices turn right up Wallbridge and bear right onto Portway. Continue along to the T-Junction and turn left onto Wesley Slope, follow the road onto Butts Hill and at the bottom of the hill turn right onto Somerset Road. Continue along Somerset Road and pass the cross roads. The property will then be on your left located behind black gates.

Agent Notes

This property is a leasehold property with 999 year lease starting in 2003. The annual management charge is £1,103 which equates to a monthly charge of £91.94. Additional material information is available at request from the agent. 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 outcome 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.





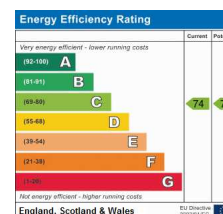
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer 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.