



**McAllisters Estate Agents Frome**  
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Directions:  
The building is situated on the corner of Cork Street,  
West End and Waterloo.

[www.mcallistersestateagents.co.uk](http://www.mcallistersestateagents.co.uk)



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Registered office: 13 Market Place, Frome, BA11 1AB. Registered in England and Wales.

**Disclaimer**  
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

\* **A generous sized one-bedroom apartment**  
\* **Large open plan kitchen/dining/sitting room enjoying a dual aspect** \* **Single parking space** \* **Central location just a short stroll from the town centre** \* **No onward chain**

**Situation:** The property lies just a short stroll from the town centre. Frome has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks and Spencer. There is a regular train service to surrounding towns, cities and London. The Georgian city of Bath lies approximately 13 miles.

**Description:** Forming part of this awarding winning conversion of a former industrial building to create 12 well-appointed apartments arranged over three floors. This second-floor apartment has a beautiful dual aspect open plan kitchen/dining/living room with a comprehensive range of fitted kitchen units with an integrated washer/drier, oven and hob with polished granite work surfaces. Heating is via a Worcester gas fired combination boiler to radiators and providing instant domestic hot water. The property is sold with the benefit of no onward chain and would make an ideal first-time purchase or 'lock-up-and-leave' property.

**Accommodation:** All dimensions being approximate.

**Communal Entrance Hall:** With stairs rising to the first and second floors.

**Private Entrance Hall:** With cupboard housing a Worcester gas fired boiler supplying domestic hot water and central heating to radiators. Door to:

**Inner Hall:** With entry phone system and doors to:

**Bathroom:** With a white suite comprising a panelled bath with a wall mounted thermostatic shower, concertina style shower screen, low level WC, pedestal wash basin and a single radiator.

- **COMMUNAL ENTRANCE HALL**
- **PRIVATE ENTRANCE HALL**
- **INNER HALL**
- **BATHROOM**
- **DOUBLE SIZED BEDROOM**
- **LARGE DUAL ASPECT KITCHEN/DINING/LIVING ROOM WITH INTEGRATED APPLIANCES**
- **SINGLE PARKING SPACE**

**Double Bedroom:** 14'7" maximum x 12'5" narrowing to 7'3" with a double radiator and double-glazed sash window.

**Kitchen/Living/Dining Room:** 27'x12'7" this splendid dual aspect room has engineered wood flooring, double radiator and a range of white finish fitted units with polished granite work surfaces comprising a stainless steel one and a half bowl sink with mixer tap, integrated washing machine, Neff stainless steel finish oven, ceramic four ring hob, space for a fridge/freezer, wall cupboard units incorporating a stainless steel finish extractor hood.

**Tenure:** The apartment is leasehold with a 999-year lease and a ground rent of £200 per annum.

**Outgoings:** There is a service charge of approximately £107.00 per month.

**Parking:** There is a single allocated parking space a short distance from the property.

