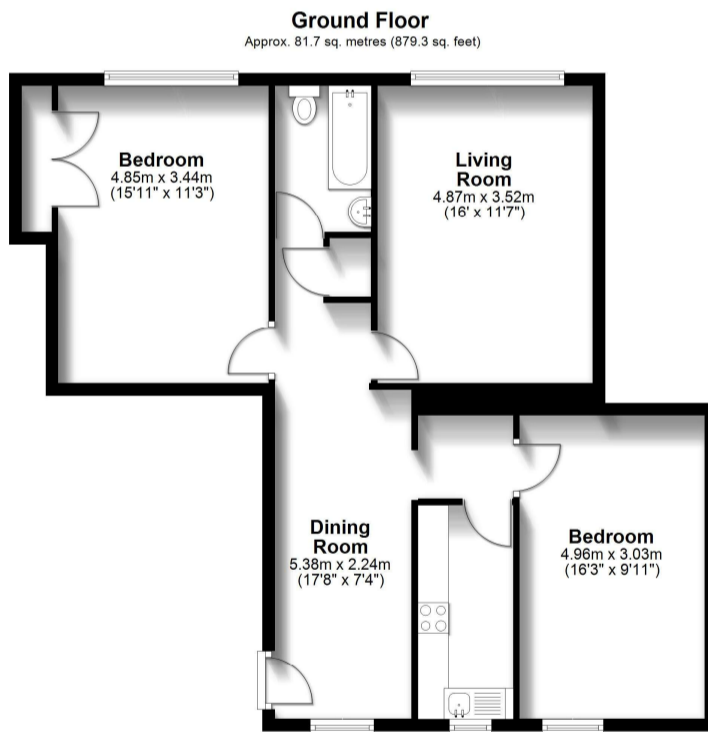




**McAllisters Estate Agents Frome**  
 Market Place, Frome  
 BA11 1AB  
 T : 01373453592  
 E : info@mcallistersestateagents.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		31 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



Total area: approx. 81.7 sq. metres (879.3 sq. feet)  
 This floor plan provided by Home Circle Property is for illustrative purposes only. Whilst ever attempt has been made to ensure the accuracy of the floor plans contained here measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or misstatement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing/letting agency and should not be relied upon. If there is any area where accuracy is required lease contact the appropriate agent for clarification. Plan produced using PlanUp.

**Flat 10 Montgomery Ct**

**Directions:** In our offices in the Market Place proceed to the top of Bath Street, at the roundabout turn left into Christchurch Street East at the next roundabout carry straight across into Portway and the building will be found on the left hand side on the junction with Portway and Victoria Road.

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



McAllisters is a trading name of Haines and Associates Limited, registration no 09918653. 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 two double bedroom second floor apartment within this gated development for over 55's \* Two receptions including a dining/entrance hall \* Fitted kitchen with integrated appliances \* Maintained communal gardens and allocated parking space in addition to visitors spaces \* No onward chain**

**Situation:** The property lies a little over 1/4 mile from the town centre which as a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks & Spencer. The railway station lies less than 1/4 mile away and the Georgian city of Bath approximately 13 miles.

**Description:** Forming part of this historic Grade II Listed Georgian house which was originally a private residence then had various commercial uses up until it was converted as a hotel and requisitioned in 1940 by the Government as a temporary headquarters for Field Marshall Lord Montgomery hence the buildings name. The property was converted approximately 20 years ago into a range of stylish apartments including Flat 10 which occupies the second floor and has two glazed bedrooms, principal lounge and dining/entrance hall together with a fitted kitchen. The attractive maintained garden and grounds are situated within a gated environment for over 55's and with an allocated single parking space together with visitor spaces. The property is sold with the benefit of no onward chain.

**Accommodation:** All dimensions being approximate.

**Communal Entrance Hall:** With a lift and staircase rising to the first and second floors.

**Private Entrance Hall/Dining Room:** 17'7 plus recess x 7'7" With a sash window, electric panel radiator and doors to:

**Lounge:** 16'x11'6" With a sash window and electric panel radiator.

**Inner Hall:** With built-in cupboards and door to:

**Kitchen:** 11'6"x5'1" With a porcelain single drainer sink, adjacent work surfaces with drawers and cupboards beneath and incorporating an electric fan assisted double oven, ceramic four ring hob, fridge, freezer and slimline

- COMMUNAL ENTRANCE HALL WITH LIFT AND STAIRS TO THE FIRST AND SECOND FLOORS
- ENTRANCE HALL/DINING ROOM
- LOUNGE
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- TWO DOUBLE SIZED BEDROOMS
- BATHROOM
- ALLOCATED SINGLE PARKING SPACE
- VISITOR PARKING AND COMMUNAL GARDENS

dishwasher, space and plumbing for a washing machine, eye level cupboard units incorporating an extractor hood. Electric panel radiator and a sash window.

**Bedroom 1:** 15'11"x11'3" With an electric panel radiator and built-in double wardrobe. Access to the roof space.

**Bedroom 2:** 16'3"x10'6" With an electric panel radiator, access to the roof space. Sash window.

**Bathroom:** With a white suite comprising a panelled bath with adjacent ceramic wall tiling and an electric shower with a concertina style shower screen, low level WC, pedestal wash basin and an electric panel radiator.

**Outside:** The property is approached either from a communal entrance from Portway via electric gates from Victoria Road leading to an allocated parking space adjacent to which are visitor spaces adjacent to which area beautiful communal gardens and grounds laid to lawn with a variety of trees, shrubs, and bushes. Note: There is bike storage within the building.

**Tenure:** The property is held on a 125 year lease which commenced in 2000 with an annual ground rent of £286 and maintenance costs of £284 per month to include the buildings insurance, maintenance of the gardens and grounds, external maintained of the building, cleaning and ancillary costs.

**Note:** These apartments are for the over 55's only.

