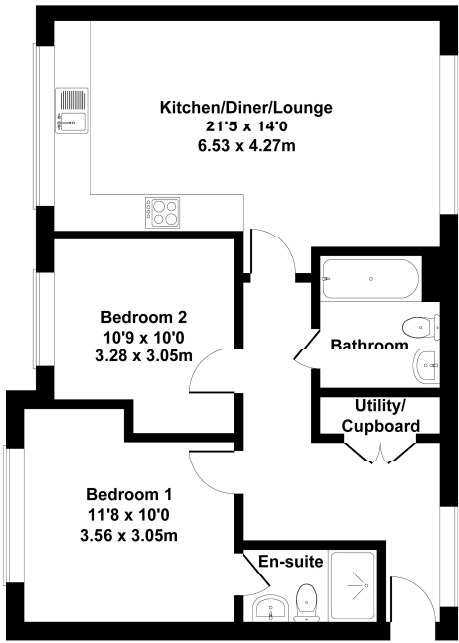




McAllisters Estate Agents Frome
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Flat 8, 13 Printworks Rd, BA11 1GR
Approximate Gross Internal Area
734 sq ft - 68 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Directions: From our offices in the Market Place proceed to the top of Bath Street at the roundabout carry straight across turning left just before the fire station into Keyford, at the traffic lights turn left into Locks Hill and towards the bottom of the hill turn right into Caxton Road and then left into Printworks Road where the property will be found towards of this road on the left hand side.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

***A stylish two double bedroom second floor apartment*En-suite shower room to the principal bedroom and a separate family bathroom*Dual aspect open plan living room with extensively fitted kitchen and a large picture window to the front*Gas fired central heating to radiators*Allocated parking space and no onward chain**

Situation: The property lies within a cul-de-sac on the recently completed Printworks development a stylish range of apartments and town houses. There is a small parade of shops a short distance from the property and the railway station lies less than a 1/4 mile. The town centre is approximately 1/2 mile a and has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

Description: Believed to have been built approximately four years ago and benefitting from the remainder of the 10 year NHBC warranty this stylish second floor apartment has high ceilings and a large full height picture window to the open plan living space which incorporates ample space for seating and a breakfast table and incorporates a comprehensive range of fitted kitchen units with integrated appliances including an oven, microwave, induction hob, fridge, freezer and full sized dishwasher. A large utility cupboard off the entrance hall provides storage space and space and plumbing for a washing machine and tumble drier. Both bedrooms are of a double size with the principal incorporating an en-suite shower room which is in addition to the family bathroom. Providing an excellent lock up and leave the property has a single parking space and is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Communal Entrance Hall: With doors to the front and rear. entry phone system and staircase rising to the first and second floors.

Private Entrance Hall: With a video entry phone system, large double glazed window to the front, large utility cupboard incorporating space and plumbing for a washing machine and tumble drier, radiator and doors to:

Bedroom 1: 11'8" maximum x 10' With a radiator, large double glazed picture window to the rear, radiator and door to:

- **COMMUNAL ENTRANCE HALL,**
- **STAIRCASE RISING TO THE FIRST AND SECOND FLOORS,**
- **PRIVATE ENTRANCE HALL WITH A LARGE CUPBOARD,**
- **PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM,**
- **FURTHER DOUBLE SIZED BEDROOM, FAMILY BATHROOM,**
- **OPEN PLAN LIVING ROOM FITTED KITCHEN,**
- **SINGLE PARKING SPACE**

En-Suite Shower Room: With a tiled shower enclosure with overhead rain shower and separate hand shower, low level WC with a concealed cistern, wash basin, chrome finish vertical towel rail/radiator and a shaver point.

Bedroom 2: 10'9" maximum x 10' With a radiator and large double glazed picture window to the rear.

Family Bathroom: With a panelled bath with a shower attachment and glazed shower screen, low level WC with a concealed cistern, vanity wash basin, chrome finish vertical towel rail/radiator and an obscure double glazed window to the front.

Kitchen/Living Room: 21'5"x14' maximum. With a large double glazed picture window to the front, two radiators and a comprehensive range of light grey finished fitted units with Quartz work surfaces and comprising a stainless steel sink with mono bloc mixer tap, adjacent work surfaces with drawers and cupboards beneath and incorporating a Bosch fan assisted electric oven, microwave, four ring induction hob, fridge, freezer and full size dishwasher. Wall cupboard units incorporating an extractor hood. Double glazed window to the rear.

Parking: There is a single allocated parking space to the rear of the property.

Tenure: The property is held on a 999 year lease of which 996 remain. The service including ground rent is approximately £1,108 per annum.

