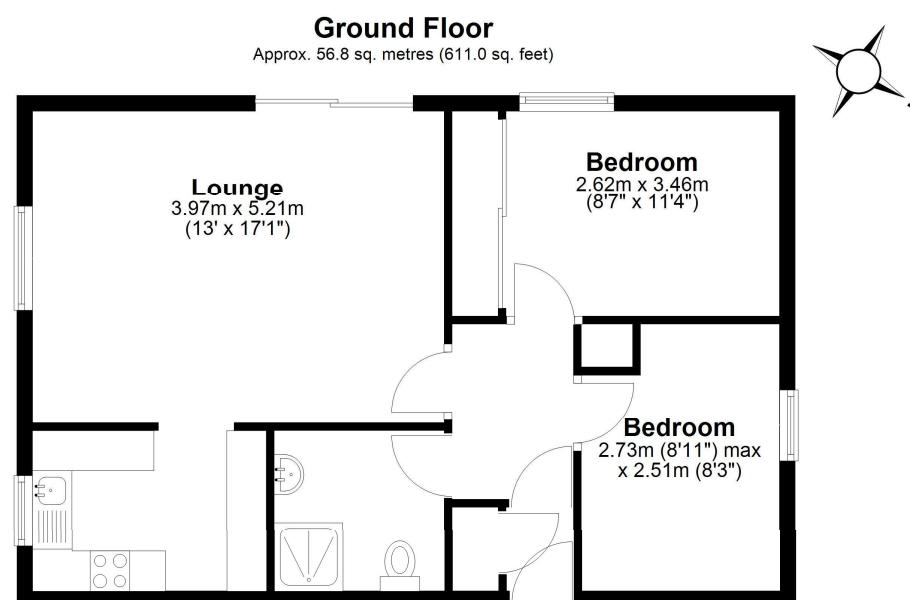




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Total area: approx. 56.8 sq. metres (611.0 sq. feet)

This floor plan provided by Home Circle Property is for illustrative purposes only. Whilst every 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 agent and should not be relied upon. If there is any area where accuracy is required please contact the appropriate agent for clarification. Plan produced using PlanUp.  
Plan produced using PlanUp.

16 Rowan Court, -

**Directions:** From our offices in the market place proceed to the top of North Parade and bear left into Bath Road at the traffic lights turn right into Princess Anne Road carry straight across the mini-roundabout into Stonebridge Drive and take the turning right into Rowan Court and the property will be found at the end of the cul-de-sac.

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


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**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 good sized two double bedroom ground floor flat\*Dual aspect lounge with patio doors onto a partly enclosed, communal garden\*Modern shower room with thermostatic shower\*Single garage and parking space\*No onward chain**

**Situation:** The property lies a short distance from a small parade of shops including a Tesco Express, pharmacy and fish & chip shop and is also very close to the Frome college and sports centre with its swimming pool and other sports facilities. The town centre lies approximately 1 mile and has a comprehensive range of shops, cafes, bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

**Description:** This spacious two double bedroom ground floor flat has a dual aspect lounge with double, sliding patio doors onto a partly enclosed area of communal garden with pathway leading towards to town centre and open countryside. Both bedroom are of a double size one with fitted wardrobes with sliding door and the other with an open wardrobe with curtain. The windows are upvc sealed double glazed and the hot water is supplied via a combination boiler. The kitchen has a range of fitted units together with a slot-in cooker, fridge, freezer and a slimline dishwasher. Providing an ideal first time purchase or investment opportunity the property is sold with the benefit of no onward chain.

**Accommodation:** All dimensions being approximate.

Communal Entrance Hall: With door to:

**Private Entrance Hall:** With a meters cupboard and a further door to:

Inner Hall Area: With a linen cupboard and doors to:

**Bedroom 1:** 11'4" x 8'7" With built-in wardrobes to one side with sliding doors and a double glazed window to the side elevation.

**Bedroom 2:** 9'3" x 8'2" plus a wardrobe recess with fitted shelves and hanging rails. Double glazed window to the side.

**Shower Room:** With a modern suite comprising a tiled shower enclosure with a thermostatic shower, wash basin, low level WC, complete ceramic wall tiling and a chrome finish towel rail/radiator.

- **COMMUNAL ENTRANCE HALL, PRIVATE ENTRANCE HALL,**
- **INNER HALL, TWO DOUBLE SIZED BEDROOM, (BOTH WITH WARDROBES), SHOWER ROOM,**
- **DUAL ASPECT LOUNGE/DINING ROOM,**
- **KITCHEN WITH A SLOT-IN COOKER, FRIDGE, FREEZER, COOKER AND SLIMLINE DISHWASHER,**
- **SINGLE GARAGE AND SINGLE PARKING SPACE,**
- **NO ONWARD CHAIN**

**Lounge/Dining Room:** 16'9" x 13' Enjoying dual aspect with a double glazed window to the rear and double glazed sliding patio doors onto the side. Access through to:

**Kitchen:** 9'9" x 6'6" With a single drainer stainless steel sink, adjacent work surfaces with drawers and cupboards beneath and incorporating a slot-in stainless steel finish cooker, freezer, fridge and slimline dishwasher. Plumbing for a washing machine. Eye level cupboard units, extractor hood and a double glazed window to the rear.

**Outside:** A short distance from the property there is a single garage measuring internally 17'1" x 8'10" with a metal up and over door and a timber mezzanine area providing additional storage. The single parking space is adjacent to the pathway to the front of the property and is marked with the number 16.

**Tenure:** The property is held on a 999 year lease from 1976 with a ground rent of £36.00 per annum together with an annual service charge (including buildings insurance) of £1,264.00 per annum.

