



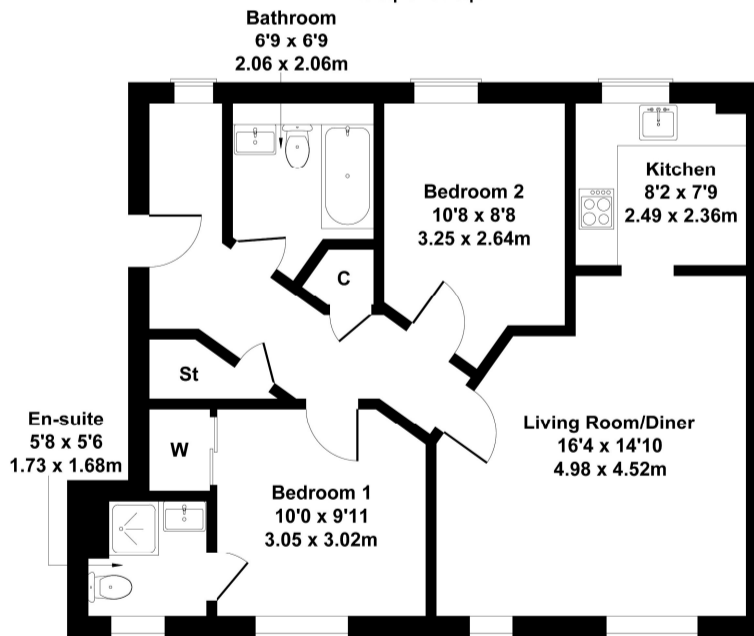
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Flat 3, 15 Harris Close, BA11 5JY

Approximate Gross Internal Area
 719 sq ft - 67 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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. 2026

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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 second floor flat *
 Ensuite shower room to the principal bedroom and a
 separate family bathroom * A good-sized living room
 with a separate kitchen having fitted oven, hob and
 extractor hood * A single allocated parking space * No
 onward chain.**

Situation: The property lies just a stone's throw from the railway station providing a regular service to London. The town centre lies approximately one mile and has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks and Spencer. The Georgian City of Bath lies approximately thirteen miles.

Description: Built by Belway Homes this second floor self-contained two-double bedroom flat has been in the same ownership from new and has UPVC sealed double glazed windows and electric heating throughout. Both bedrooms are of a double size and the principal has an ensuite shower room in addition to there being a separate bathroom. Providing an excellent lock up and leave, first time purchase or investment opportunity this property is sold with the benefit of no onward chain and there is a single allocated parking space.

Accommodation: All dimensions being approximate.

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

Private Entrance Hall: With a double glazed window to the front, night storage heater, access to an insulated roof space, cloaks cupboard, linen cupboard with a pressurised hot water cylinder. Doors to:

Bathroom: With a white suite comprising a panelled bath with a shower attachment, low level WC, pedestal wash basin, chrome-finish electric towel rail/radiator and an obscured double glazed window to the front.

Bedroom One: 10'0" x 9'3" With a double glazed window to the rear, built-in double wardrobe with a shelf and hanging rail, electric panel radiator and door to:

- **COMMUNAL ENTRANCE HALL WITH STAIRCASE RISING TO THE FIRST AND SECOND FLOORS**
- **PRIVATE ENTRANCE HALL WITH STORAGE CUPBOARDS**
- **BEDROOM ONE WITH ENSUITE SHOWER ROOM**
- **BEDROOM TWO, BATHROOM**
- **LOUNGE/DINING ROOM**
- **FITTED KITCHEN WITH AN INTEGRATED HOB, OVEN AND EXTRACTOR HOOD**
- **ALLOCATED SINGLE PARKING SPACE**

Ensuite Shower Room: With a tiled, corner entry shower enclosure with thermostatic shower, low level WC, vanity wash basin, chrome-finish towel rail/radiator and an obscured double glazed window to the rear.

Bedroom Two: 10'8" minimum x 8'8" With a double glazed window to the front and an electric panel radiator.

Lounge/Dining Room: 16'4" x 14'10" maximum With two double glazed windows to the rear, a night storage heater with an electric panel radiator incorporated and access through to:

Kitchen: 7'9" x 8'2" With a range of cream-finish fitted units with contrasting worksurfaces comprising a stainless steel single drainer sink with Monobloc mixer tap, adjacent worksurfaces with drawers and cupboards beneath and incorporating an electric oven and a ceramic four-ring hob, extractor hood above, space and plumbing for a washing machine and fridge freezer. Double glazed window to the front.

Outside: The property has a single allocated parking space.

Tenure: The property is held on a 999 year lease with approximately 980 years remaining. There is an annual ground rent of £223.00 and a main management cost of £160.00 per month and a further annual management cost for the grounds (Mead Fleet of £200.00).

