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Directions: From our offices in the Market Place proceed to the top of Bath Street at the mini roundabout turn right into Christchurch Street West, take the turning left into Park Road and the property will be found at the top on the left hand side.

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



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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 first floor apartment within this purpose built retirement development \* Generous sized double bedroom with built-in wardrobes \* Laundry facilities and a communal residence lounge included \* Convenient location less than 1/2 mile from the town centre \*No onward chain

- COMMUNAL ENTRANCE HALL WITH LIFT AND STAIRCASE
- PRIVATE ENTRANCE HALL
- LIVING ROOM
- FITTED KITCHEN
- SHOWER ROOM
- DOUBLE BEDROOM

**Situation:** The property lies at the top of Park Road adjacent to the popular Victoria Park and less than 1/2 mile from the town centre. Frome 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 13 miles.

**Description:** Believed to have been built around 25 years ago this first floor apartment is situated within a purpose McCarthy & Stone development designed for the over 60's and providing a communal lounge, laundry facilities and a lift as well as stairs to the first and second floors. The apartment has electric heating and double-glazed windows creating an economic to run and well insulated property which is sold with the benefit of no onward chain.

**Accommodation:** Communal Entrance Hall: With an entry phone system, access to the communal lounge and laundry facilities with stairs and lift rising to the first and second floors.

**Private Entrance Hall:** With a deep airing cupboard with water heater and slatted shelves, doors to:

**Living Room:** 23'6" maximum x 10' maximum With a double-glazed window, night storage heater with integrated electric panel radiator, feature display fireplace with an electric flame effect fire and double door through to:

**Kitchen:** 7'4"x7'1" average. With a range of fitted units comprising a stainless steel single drainer sink with adjacent work surfaces, drawers and cupboards beneath and incorporating a fan assisted oven, ceramic four ring hob, extractor hood and wall cupboards. Double glazed window.

**Double Bedroom:** 21'4" maximum x 10' With a double-glazed window, night storage heater and a built-in wardrobe with mirror doors.

**Shower Room:** With a large shower enclosure, low level WC, wash basin and an electric oil filled towel rail/radiator.

**Tenure:** The property is held on a 125 year lease which commenced on the 1st June 2000 with half yearly maintenance costs of approximately £1,600 which includes buildings insurance, cleaning and general maintenance of the communal areas, water rates and the use of the careline facility. The ground rent is £195 per half year.

