



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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

2 Christchurch Road East, Frome

Ground Floor Flat 1



Approximate gross internal floor area - 24.71m² / 265ft²

2 Christchurch Road East, Frome

First Floor Flat 2



Approximate gross internal floor area - 25.81m² / 278ft²

2 Christchurch Road East, Frome

Second Floor Flat 3



Approximate gross internal floor area - 33.81m² / 364ft²

Directions: From our offices in the Market Place proceed to the top of Bath Street turning left into Christchurch Street East and the property will be found immediately on the left hand side.

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.

* An investment opportunity currently producing circa £24,000 per annum * Three one bedroom flats all currently let on an assured shorthold tenancies * Excellent investment opportunity situated close to the town centre

Situation: The property lies less than 1/4 mile from the town centre just off Bath Street on the junction with Christchurch Street East. Frome has a comprehensive range of independent shops, cafes and bistros together with national chains including Marks & Spencer. The railway station is less than half a mile and the Georgian city of Bath lies approximately 13 miles.

Description: This three storey building has been converted into three, one bedroom flats each situated on a different floor and providing an excellent residential investment opportunity. All flats are currently let on an assured shorthold tenancy achieving an annual income of approximately £24,000, producing a yield of approximately 7%.

Accommodation: All dimensions being approximate.

Flat 2A: With a private entrance hall and door to:

Living Room: 11'7" average x 11'6" average. With a night storage heater, double-glazed window to the front elevation and base and wall kitchen units incorporating a stainless steel single drainer sink, ceramic two ring hob, space and plumbing for a washing machine and space for a fridge/freezer.

Shower Room: With a white suite comprising a tiled corner entry shower enclosure with a wall mounted Mira Sport electric shower, vanity wash basin with cupboard beneath, low level WC and a wall mounted electric convactor heater.

Bedroom: 9'6" average x 7'10" average. With an electric panel radiator, double-glazed window to the rear and storage cupboard with a lagged hot water cylinder.

First Floor:

Flat 2B: With a private entrance hall and doors to:

Living Room: 14'x12'3" narrowing to 8'3" With a night storge heater, built-in cupboard, double-glazed window to the front elevation and base and wall kitchen units incorporating a stainless steel one and a half bowl single drainer

- COMMUNAL ENTRANCE HALL, FLAT 1
- PRIVATE ENTRANCE HALL, SITTING ROOM/KITCHEN
- SHOWER ROOM, DOUBLE BEDROOM
- SECOND FLOOR, LANDING, ENTRANCE HALL
- FLAT TWO, SITTING ROOM/KITCHEN, SHOWER ROOM
- DOUBLE BEDROOM, SECOND FLOOR, LANDING
- PRIVATE ENTRANCE, FLAT THREE, SITTING ROOM
- KITCHEN AREA, BATHROOM, DOUBLE BEDROOM

sink, space and plumbing for a washing machine, space for a cooker with an electric cooker control panel and space for a refrigerator. Extractor hood.

Shower Room: With a tiled corner entry shower enclosure with a wall mounted Triton electric shower, low level WC, vanity wash basin with cupboards beneath and a wall mounted electric convector heater.

Bedroom: 9'5"x6'5" With a night storage heater and double-glazed window to the rear.

Second Floor:

Flat 2C: With a door and staircase rising from the first floor landing, private hall area with an airing cupboard and factory lagged hot water cylinder. Door to:

Living Room: 18'x10'5" With two double-glazed windows to the front elevation and base and wall kitchen units incorporating a stainless steel single drainer sink, space and plumbing for a washing machine, space for a cooker and refrigerator.

Bathroom: With a white suite comprising a panelled bath with shower attachment, adjacent ceramic wall tiling, low level WC, pedestal wash basin and a tiled splash.

Bedroom: 9'8" x 9'6" average. With a night storage heater and double-glazed window to the rear.

Note: Further details relating to the individual shorthold tenancies may be obtained through the selling agent.

