

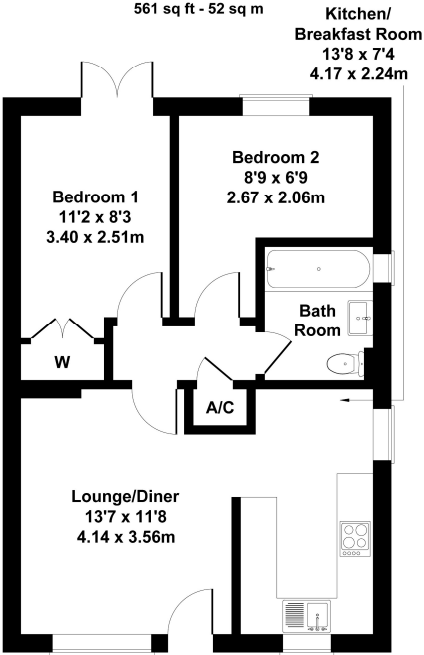


McAllisters Estate Agents Frome
BA11 1AB
Market Place, Frome
T : 01373453592
E : info@mcallistersestateagents.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	63 D
39-54	E		
21-38	F		
1-20	G		

Flat 11, Knights Court, BA11 1JD
Approximate Gross Internal Area
561 sq ft - 52 sq m



GROUND FLOOR
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

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.

*** A well presented two double bedroom ground floor flat * Currently let at £780.00 per calendar month the property can be purchased either as an investment with the existing tenant or with vacant possession * Convenient location just a short distance from the town centre * Fitted kitchen/breakfast room with dual aspect * Allocated single parking space and additional visitor spaces * Fresh lease which commenced in 2021 for 125 years**

Situation: The property lies just a short distance from the town centre which has a comprehensive range of independent shops, boutiques, cafes and bistros. The Georgian city of Bath lies approximately 13 miles.

Description: Believed to have been built in 1988 this purpose-built ground floor flat offers well-proportioned accommodation with French doors off the second bedroom beyond which is an allocated single parking space. The property is currently let at a figure of £780.00 per calendar month and is being sold either as an investment opportunity (with the possibility of continuing with the existing tenant) or with vacant possession under which circumstances a four-month notice would be given before vacant possession was granted. This well-presented property is conveniently located approximately a 1/4 mile from the town centre and has 120 years remaining on a 125 lease.

Accommodation: All dimensions being approximate.

Living Room: 13'7"x11'8" With a double-glazed window to the front, panelled front door, night storage heater, door to the inner hall and access through to:

Kitchen/Breakfast Room: 13'8"x7'4" With a comprehensive range of light wood fronted fitted units with contrasting work surfaces comprising a stainless-steel single drainer sink adjacent work surfaces with drawers and cupboards beneath and incorporating space and plumbing for a washing

- **LIVING ROOM**
- **KITCHEN/BREAKFAST ROOM**
- **INNER HALL**
- **TWO BEDROOMS**
- **BATHROOM**
- **PARKING SPACE**

machine, refrigerator and space for a slot-in cooker. Eye level cupboard units incorporating an extractor hood, double glazed window to the front and side elevation. Tiled floor.

Inner Hall: With an airing cupboard having a factory lagged hot water cylinder with immersion heater. Doors to:

Bedroom 1: 11'2"x8'3" With a built-in double wardrobe, electric panel radiator and double-glazed French doors onto the rear.

Bedroom 2: 8'9"x6'9" With an electric panel radiator and double-glazed window to the rear.

Bathroom: With a white suite comprising a panelled bath with adjacent ceramic wall tiling and a wall mounted Triton electric shower, pedestal wash basin, low level WC, electric panel radiator and obscure double-glazed window to the side.

Outside: To the rear of the property there is a single allocated parking space in addition to a number of visitor spaces.

Tenure: The property has a new 125 year lease commencing from 2021.

Ground Rent: £150 per annum

Management Fee: £933.00 per annum to include maintenance of the communal areas and buildings insurance.

