



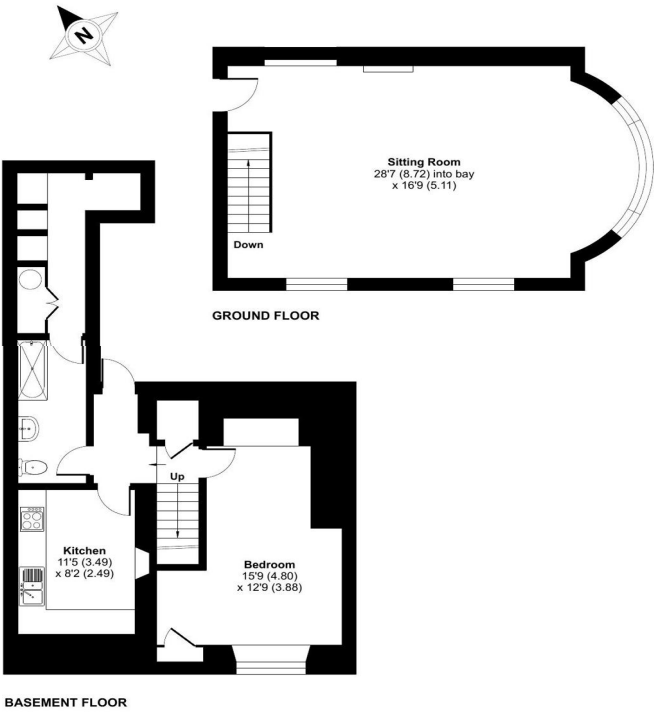
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	29 F	
1-20	G		

Montgomery Court, Portway, Frome, Somerset, BA11

Approximate Area = 956 sq ft / 88.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2026. Produced for Haines and Associates Ltd T/A McAllisters Estate Agents. REF: 1513779

Directions: In our offices in the Market Place proceed to the top of Bath Street, at the roundabout turn left into Christchurch Street East at the next roundabout carry straight across into Portway and the building will be found on the left hand side on the junction with Portway and Victoria Road.

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.

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***An elegant one bedroomed ground and lower ground floor apartment within this imposing Grade II Listed property * Superb lounge/dining room with direct access onto the communal gardens * Fitted kitchen with integrated appliances * Former larder accessed off the bathroom creating additional storage, space for a fridge/ freezer * Maintained, enclosed communal gardens and an allocated parking space accessed through electric gates.**

Situation: The property lies a little over 1/4 mile from the town centre which has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks & Spencer. The railway station lies less than 1/4 mile away and the Georgian city of Bath approximately 13 miles.

Description: Forming part of the original building the property has a magnificent lounge/dining room with high ceilings, plaster architraves and a large sash window overlooking the communal gardens and also providing direct access to them. The building has an interesting history dating from the end of the 18th century when it was built as a gentleman's residence and it continued as a private residence until 1937 when it was converted into the Portway House Hotel. During the Second World War it was used as a temporary headquarters for General Montgomery, who was visited there by the King and the Duke of Gloucester. The dual aspect lounge/dining room has shutters on the Portway side windows and a staircase descending to the lower ground floor, giving access to a double size bedroom with a large display fireplace. There is a fitted kitchen/breakfast room and a bathroom beyond which is the access to the original pantry providing additional storage and space for a fridge/freezer. Available to those over 55 this elegant apartment has an allocated single parking space accessed via electric gates and beautifully maintained communal gardens. No onward chain.

Accommodation: All dimensions being approximate.

Communal Entrance Hall: With entry phone system and stairs rising to the various floors. Door to:

Lounge/Dining Room: This magnificent dual aspect room has two sash windows to the front both with shutters, large sash windows to the side providing direct access to the garden. Decorative cornice, architraves and picture rails are retained from the original property with a display fireplace providing storage and a shelved recess. Two night storage heaters and a staircase which descend to the:

Lower Ground Floor: With a deep storage cupboard with shelf and hanging rail. Door to:

- **COMMUNAL ENTRANCE HALL,**
- **LARGE DUAL ASPECT LOUNGE/DINING ROOM WITH**
- **SASH WINDOWS AND DIRECT ACCCESS ONTO THE GARDEN,**
- **LOWER GROUND FLOOR, HALL AREA,**
- **CUPBOARD, DOUBLE SIZED BEDROOM,**
- **FITTED KITCHEN/BREAKFAST ROOM, BATHROOM,**
- **FORMER LARDER, ALLOCATED PARKING SPACE,**
- **COMMUNAL GARDEN**

Double Bedroom: With a sash window to the front, window seat, cupboard, understairs recess and former fireplace creating a display recess with a brick reveal and copper hood.

Kitchen/Breakfast Room: With a range of cream finish fitted units with contrasting work surfaces and comprising a one and a half bowl scratch resistant single drainer sink, integrated electric oven and ceramic four ring hob, slot-in washing machine, space and plumbing for a fridge and freezer. Eye level cupboard units, night storage heater and display recess.

Bathroom: With a white suite comprising a panelled bath with adjacent ceramic tiling and a wall mounted electric shower, pedestal wash basin, low level WC, night storage heater and door to:

Former Larder: With a built-in airing cupboard with dual immersion heaters fitted to a factory lagged hot water cylinder, storage recess and space for a fridge/freezer.

Outside: The property is approached either from a shared pedestrian entrance from Portway or via electric vehicular gates from Victoria Road leading to an allocated parking space adjacent to which there are visitor parking spaces. The communal gardens are laid to lawn with a variety of trees, shrubs and bushes.

Tenure: The property is held on a 125 year lease which commenced in 2000 with no ground rent. The management cost includes the buildings insurance, maintenance of the gardens and grounds, external maintenance of the building, cleaning and ancillary cost. This cost is TBC.

