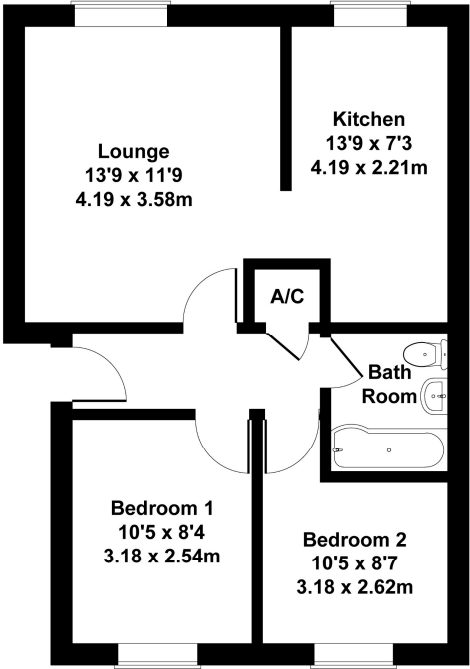




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Flat 6 Knights Court, Frome,BA11 1JD

Approximate Gross Internal Area
530 sq ft - 49 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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

Directions: From our offices in the Market Place proceed to the top of Bath Street at the roundabout carry straight across into Gore Hedge turning immediately left into Keyford opposite the fire station and the entrance to Knights Court will be found on the left hand side.

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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-bedroom first floor flat
* Lounge with professionally fitted cupboards with oak tops
* Freshly installed electric heating throughout
* Fitted kitchen/breakfast room with an integrated oven, hob, extractor hood and breakfast bar
* Single allocated parking space in addition to guest parking

Situation: The property lies just a stone's throw from the town centre on the edge of the Keyford area of Frome. Frome town centre offers a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

Description: Forming part of a purpose-built development of flats believed to have been built in the 1980's. This first floor, two-bedroom flat has been the subject of updating works by the current owner, including the installation of professional bespoke cabinets with oak tops occupying one wall in the living room. There are newly installed electric panel radiators with electronic remote-control facilities and a modern fitted kitchen which has an integrated oven, hob and extractor hood together with a breakfast bar providing ample seating for two. This well-presented property has a single allocated parking space.

Accommodation: All dimensions being approximate.

Shared Entrance Hall: With a staircase rising to the first floor and door to:

Private Entrance Hall: With panelled walls, an electric panel radiator, access to an insulated roof space, airing cupboard with a factory lagged hot water cylinder and dual immersion heaters. Door to:

Living Room: 13'8"x10'7" With bespoke built-in cupboards to one wall with solid oak tops, an electric panel radiator, double-glazed window to the front with shutters. Access through to:

Kitchen/Breakfast Room: 13'10"x7'2" average. With a range of cream finish fitted units with contrasting work surfaces comprising a stainless steel single drainer sink, adjacent work surfaces with drawers and cupboards beneath and

- SHARED ENTRANCE HALL
- PRIVATE ENTRANCE HALL
- LOUNGE
- KITCHEN WITH BREAKFAST BAR
- TWO BEDROOMS
- BATHROOM WITH ELECTRIC SHOWER
- ALLOCATED SINGLE PARKING SPACE

incorporating an electric fan assisted oven and ceramic four ring hob with a stainless steel splash back and extractor hood. Space and plumbing for a washing machine, fridge/freezer and dishwasher. Wall cupboard units and a solid oak breakfast bar. Electric panel radiator and a double-glazed window to the front.

Bedroom 1: 10'6"x8'4" With an electric panel radiator and double-glazed window to the rear.

Bedroom 2: 8'3"x6'10" plus door recess. With fitted wall cupboards, an electric panel radiator and double-glazed window to the rear.

Bathroom: With a white suite comprising a panelled shower bath with adjacent ceramic wall tiling and a wall mounted electric shower with glazed shower screen, pedestal wash basin, low level WC and a chrome finish electric oil filled towel rail/radiator.

Parking: There is a single allocated parking space to the rear of the property and some additional guest parking.

Tenure: The property has a recently extended 125-year lease which commenced in 2022.

Outgoings: There is an annual ground rent of £150. Management cost to be advised.

