



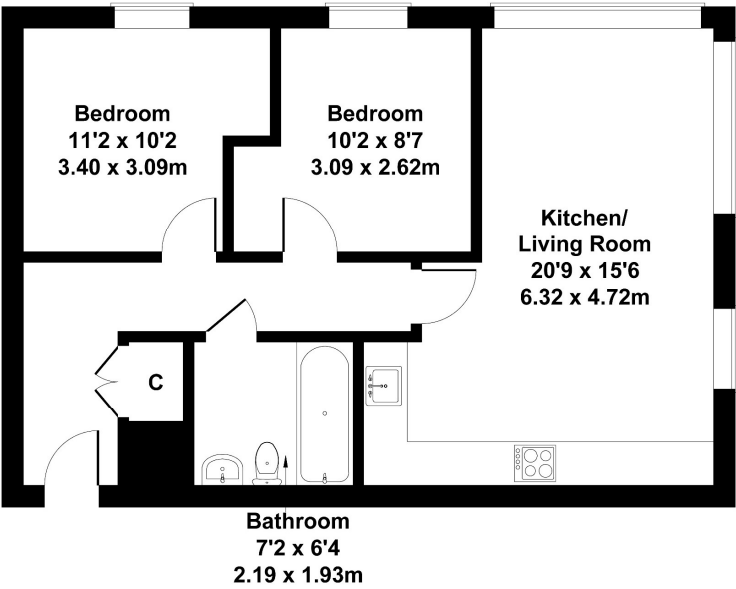
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Flat 12, 3-5 Caxton Road, Frome, Somerset, BA11 1GQ

Approximate Gross Internal Area
646 sq ft - 60 sq m

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



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

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 left just before the fire station into Keyford, at the traffic lights turn left into Locks Hill and then take the turning right into Caxton Road where the property will be found on the left hand side.

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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.

*** A beautifully presented two double bedroom second floor apartment * Dual aspect lounge/dining room with comprehensive kitchen area with integrated appliances * Convenient location less than a 1/4 mile from the railway station and less than 1 mile from the town centre * Single allocated parking space**

Situation: The property lies on the former Butler & Tanner site creating an architecturally interesting development which lies approximately 1/4 mile from the railway station and less than a mile from the town centre which has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks & Spencer.

Description: Built in 2023 this stylish two double bedroom second floor apartment benefits from the remainder of the 10-year NHBC warranty. Having higher ceilings than average measuring approximately ten feet, the property offers contemporary accommodation with large full height windows to the two double sized bedrooms and the dual aspect lounge/dining room which is flooded with light and has a comprehensive range of fitted units incorporating a fan assisted oven, induction hob, microwave, fridge, freezer and full-sized dishwasher. The washing and tumble drier are accommodated within a large laundry cupboard accessed from the entrance hall. This stylish apartment has an allocated single parking space.

Accommodation: All dimensions being approximate.

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

Private Entrance Hall: With a radiator, large laundry cupboard with space and plumbing for a washing machine and tumble drier, doors to:

Bedroom 1: 11'2" maximum x 10'4" with a large triple glazed window with views towards Longleat. Radiator.

Bedroom 2: 10'10" into a wardrobe recess x 10'3" with a wardrobe recess and full height triple glazed window.

- **COMMUNAL ENTRANCE HALL**
- **STAIRS RISING TO THE FIRST AND SECOND FLOORS**
- **PRIVATE ENTRANCE HALL WITH LAUNDRY CUPBOARD**
- **TWO DOUBLE-SIZED BEDROOMS**
- **BATHROOM**
- **DUAL ASPECT LOUNGE/DINING ROOM**
- **FITTED KITCHEN**
- **ALLOCATED SINGLE PARKING SPACE**

Bathroom: With a white suite comprising a panelled bath with adjacent ceramic wall tiling and a thermostatic shower, low level WC with a concealed cistern, wash basin, tiled floor and a chrome finish vertical towel rail/radiator.

Lounge/Dining/Kitchen: 20'9" maximum x 15'7" maximum. This superb dual aspect room has triple glazed windows to two sides including an inward opening pair of French doors with a Juliet balcony, two radiators, boiler cupboard housing a Worcester Bosch combination boiler supplying domestic hot water and central heating to radiators and a comprehensive range of white finish fitted units with Quartz work surfaces comprising a stainless steel inset sink with mono bloc mixer tap, adjacent work surfaces with drawers and cupboards beneath and incorporating a Bosch four ring induction hob, Bosch fan assisted double oven and a separate microwave, fridge/freezer and a full sized dishwasher. Range of eye level cupboard units incorporating an extractor hood.

Parking: There is a single allocated parking space a short distance from the property.

Tenure: The property is held on a 999 year lease of which 996 years remain. Management fees are £218.23 per quarter.

