

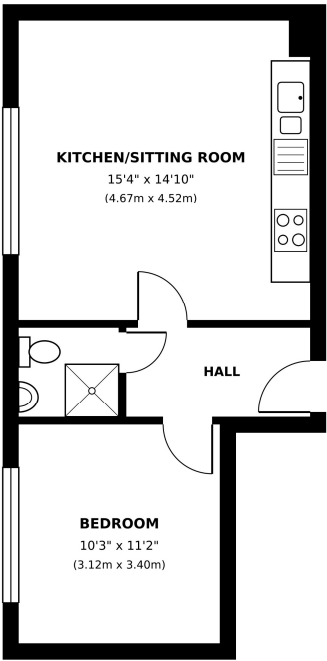


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

FIRST FLOOR



TOTAL APPROX. FLOOR AREA 36.6 SQ.M. (394 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Not to scale.

Directions:
The building is situated on the corner of Cork Street, West End and Waterloo just a short distance from our office.

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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 one-bedroom apartment forming part of this attractive development * Open plan living room with a kitchen area with integrated appliances * Ideal investment or first-time purchase * Single parking space * No onward chain**

Situation: The property is situated just off the town centre. Frome has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks and Spencer. The Georgian city of Bath lies approximately 13 miles.

Description: Occupying the first floor of this award-winning conversion of a commercial building into twelve apartments, this property has an open plan living area with a comprehensively fitted kitchen with polished granite work surfaces and integrated appliances. There is a double-sized bedroom and a separate shower room. The property provides an ideal first-time purchase or investment and is sold with a single parking space and no onward chain.

Accommodation: All dimensions being approximate.

Private Entrance Hall: With double radiator and door to:

Inner Lobby: With door to:

Living Room with Kitchen Area: With a sealed double-glazed window to the rear elevation and an extensive range of fitted kitchen units with polished granite work surfaces comprising a stainless steel one and a half bowl sink with mono bloc mixer tap, drawers and cupboards, integrated washer/drier and stainless steel finish electric fan assisted oven, four ring hob, range of eye level cupboard units

- **COMMUNAL ENTRANCE HALL**
- **PRIVATE ENTRANCE HALL**
- **INNER LOBBY**
- **LIVING ROOM WITH KITCHEN AREA**
- **ONE BEDROOM**
- **BATHROOM**
- **PARKING**

incorporating a stainless steel extractor hood. Wall mounted gas fired boiler supplying domestic hot water and central heating to radiators, wood floor and radiator. Inward opening doors onto a Juliet balcony.

Double Bedroom: With a sealed double-glazed window to the rear elevation and single radiator.

Shower Room: With a fully tiled shower enclosure with a wall mounted shower, low level WC and pedestal wash basin. Radiator.

Tenure: The apartment is leasehold with a 999-year lease.

Outgoings: There is a service charge of £107.43 per month as well as a ground rent of £200 per annum.

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

