





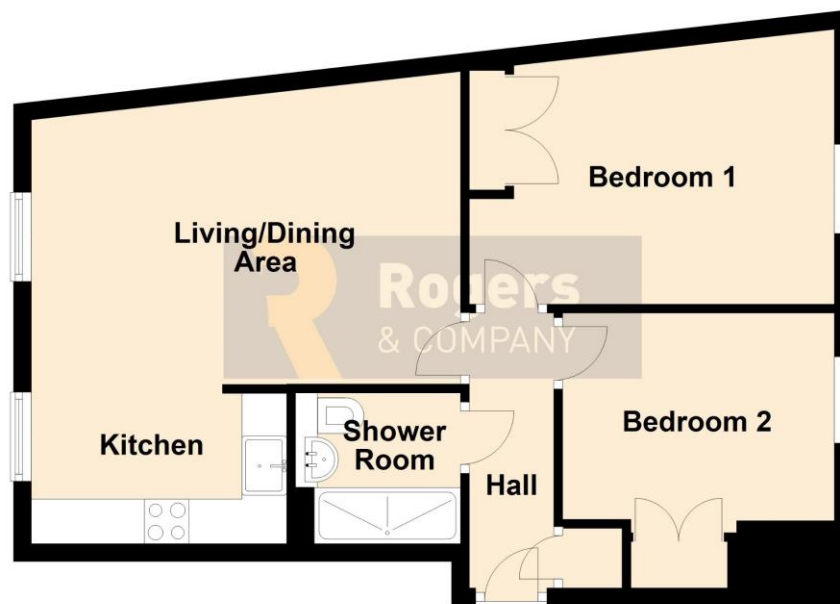
**Flat 4 Gloucester House  
North Parade  
Frome  
BA11 1AU**

**Guide Price £169,950**

A smart two bedroom apartment, located in a sought after conversion right in the heart of town. Situated at the rear of the building, so you'd have no idea you were merely meters from everything. The accommodation is on the first floor of the building with a stylish open plan living/dining/kitchen area. The main bedroom is a sensible sized double with a single second, both benefitting from built in wardrobes. There is a contemporary shower room with a large walk-in shower enclosure, basin & WC. There is electric central heating with a pressurised hot water cylinder. Many residents of the building take out a parking permit with Somerset Council which is available for The Cattle Market or North Parade Car Park

**First Floor**

Approx. 533.0 sq. feet



Total area: approx. 533.0 sq. feet

This floor plan is a guide only  
Plan produced using PlanUp.

**Residential Sales**

*Knowledge and service is key; this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.*

**Residential Lettings**

*Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.*

**Commercial Sales and Leasing**

*Having been one of the main local commercial agents in the town; over the past decade; we have able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.*



- 533SQFT First Floor Apartment
- Right In The Centre Of Town
- With Nearby Permit Parking Available
- Sought After Development Converted in 2008
- Open Plan Living/Dining/Kitchen Room
- Two Bedrooms
- Contemporary Shower Room
- Electric Central Heating
- No Onward Chain
- Well Run Town Centre Building

- Living/Dining Area 16' 2" (4.93m) x 11' 9" (3.58m)
- Kitchen Area 9' 1" (2.77m) x 5' 11" (1.8m)
- Bedroom One 13' 5" (4.09m) x 11' 2" (3.4m)
- Bedroom Two 9' 0" (2.74m) x 7' 7" (2.31m)
- Shower Room 6' 1" (1.85m) x 6' 0" (1.83m)





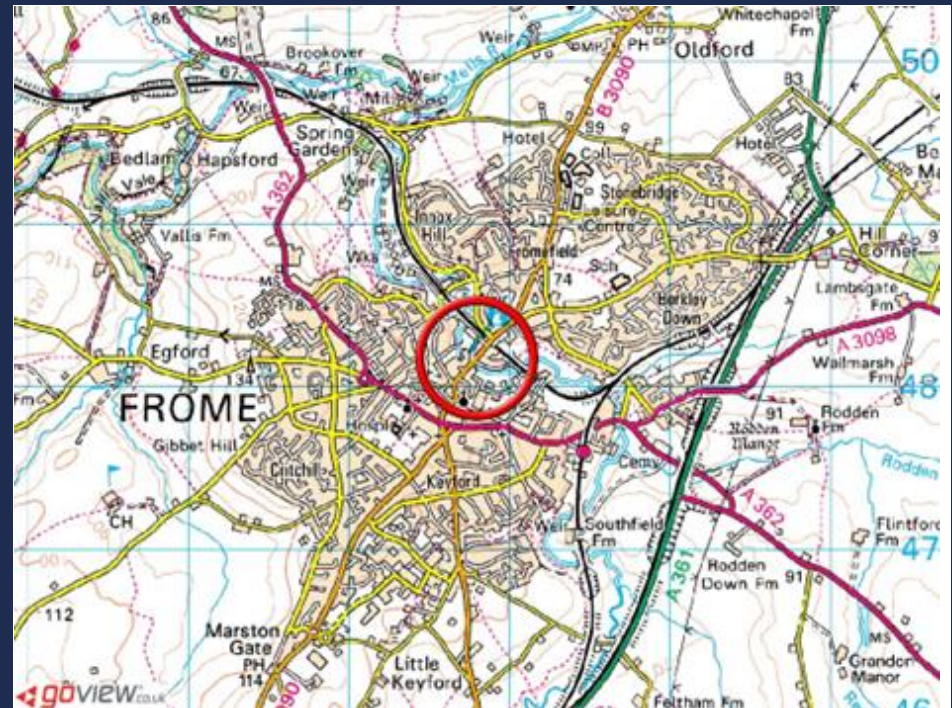
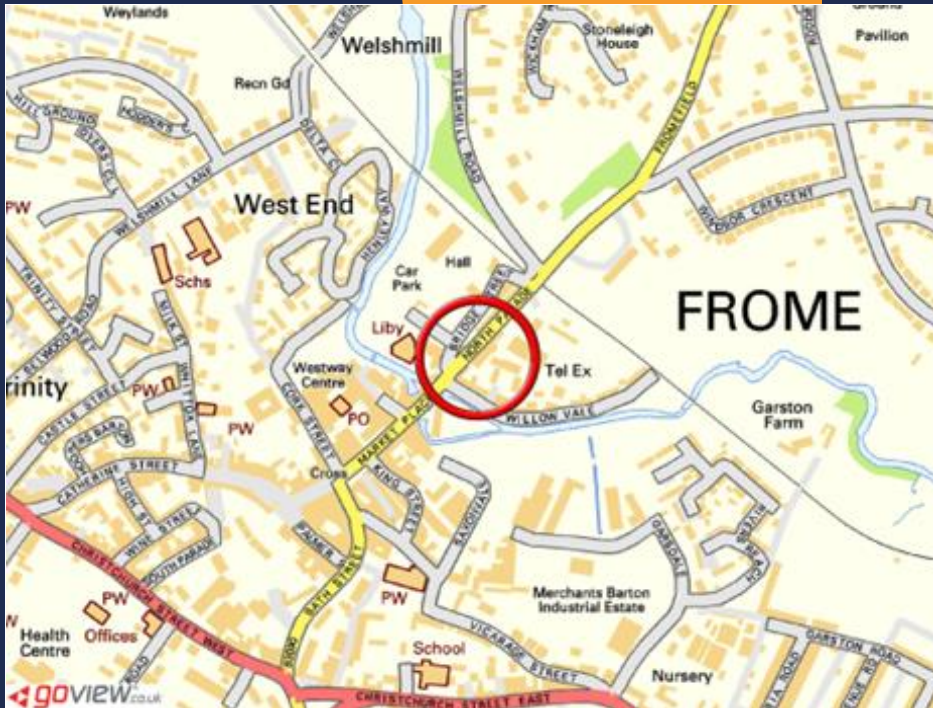
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Flat 4 Gloucester House North Parade Frome BA11 1AU

The tenure is freehold. There is 982 years left on the lease with an annual maintenance charge of £912.00.

The Council Tax Band is B and is charged at £1857.44 for 2024/25

Electricity, Mains Water and Sewerage are Connected.



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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