



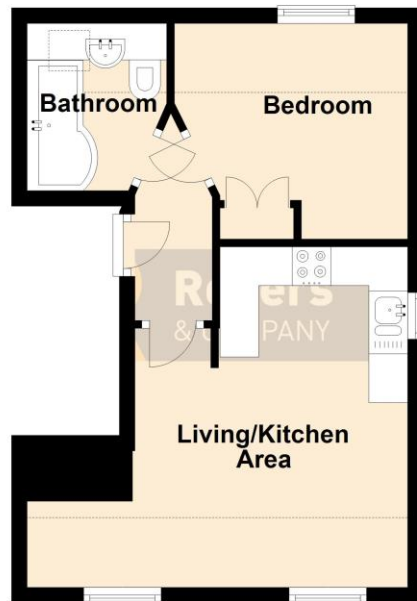
5 Paniccia Court Naishs Street Frome BA11 3FD

Guide Price £125,000

A smart top floor, loft style apartment converted from the old Paniccia's ice cream factory in 2008. With allocated parking in the residents courtyard just a short stroll from Badcox and a little further on to Catherine Hill and the centre of town. With a superb specification with fully fitted kitchen including all the built-in appliances you could ever need. A full gas central heating system with a combination boiler and a very well-appointed bathroom suite complete with plenty of fitted furniture. The double bedroom has fitted furniture too, meaning that you could easily move in with a bed, sofa and TV and you are pretty much ready to go. All the windows are double glazed, the apartments have alarms and modern fire detection systems along with allocated parking which is all too rare a thing in this neck of woods.

Second Floor

Approx. 334.0 sq. feet



Total area: approx. 334.0 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.



- Smart Modern Conversion Of An Old Ice Cream Factory
- Sought After Conservation Area
- Walking Distance To Badcox & Town Centre
- Loft Style Accommodation
- Kitchen With Plenty Of Built In Appliances
- Stylish Bathroom With Fitted Furniture
- Bedroom With Built in Wardrobes
- Gas Central Heating With A Combination Boiler
- Double Glazed Windows & Security Alarm
- Allocated Parking Space In Residents Area At The Rear

- Living Area 12' 0" (3.66m) av (average) x 11' 4" (3.45m) av
- Kitchen Area 8' 4" (2.54m) x 6' 5" (1.96m) max
- Bedroom 10' 8" (3.25m) max x 9' 8" (2.95m) max
- Bathroom 6' 10" (2.08m) max x 5' 11" (1.8m) max



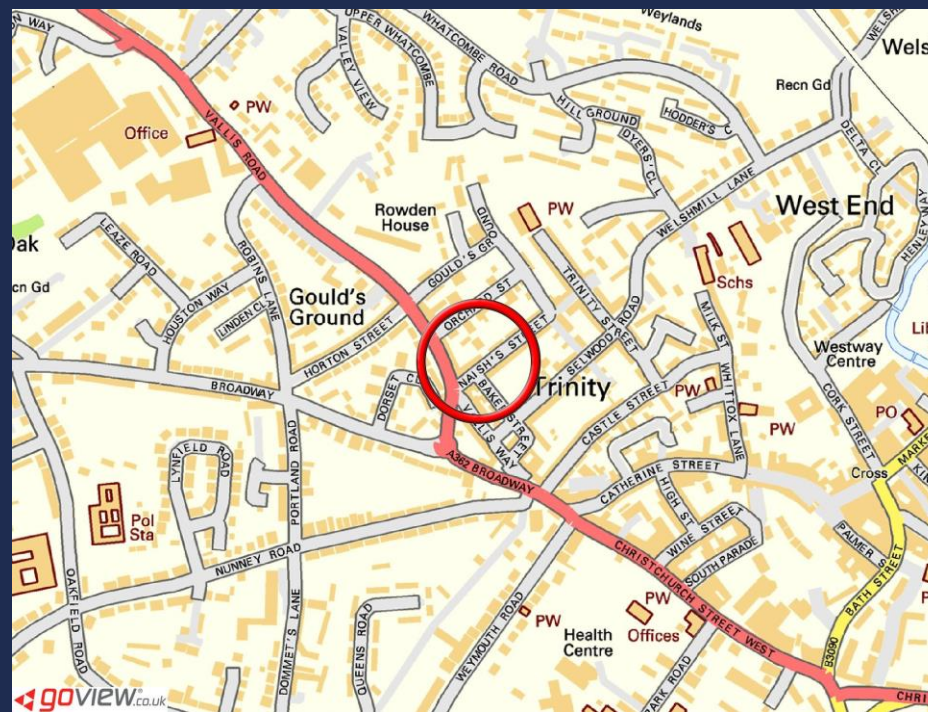
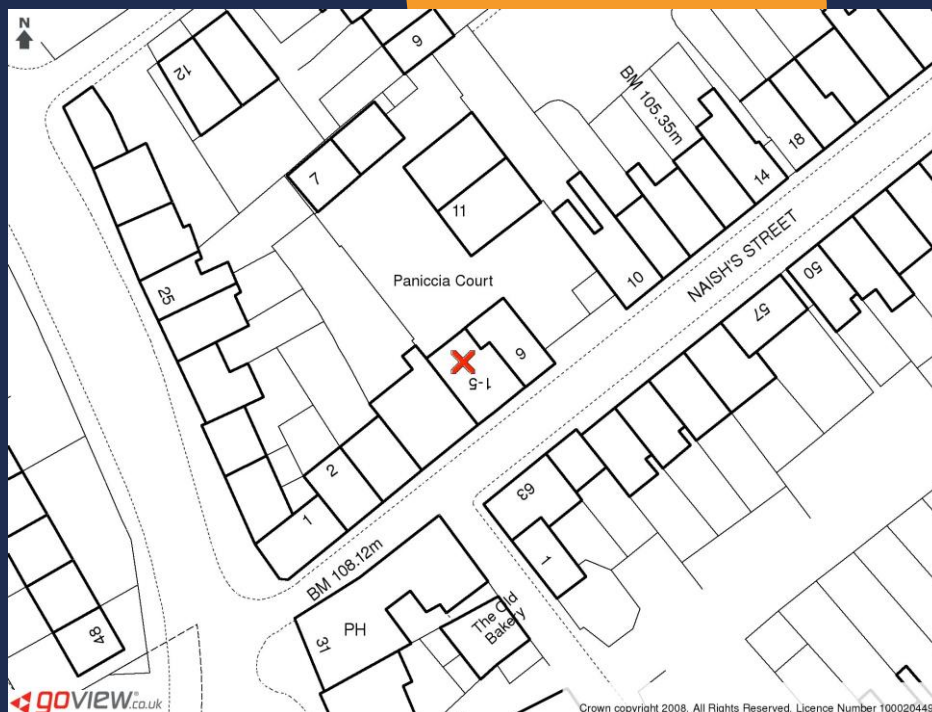
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The tenure is Leasehold with a term of 999 from 2007. The current management fees are approximately £400 paid Bi-annually with an annual ground rent of approximately £200.

The Council Tax Band is A and is Charged at £1372.88 for 2021/22

All Main Services 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.

24 Bath Street, Frome, Somerset, BA11 1DJ

T 01373 454 335

E info@rogersandcompany.co.uk

rogersandcompany.co.uk

