

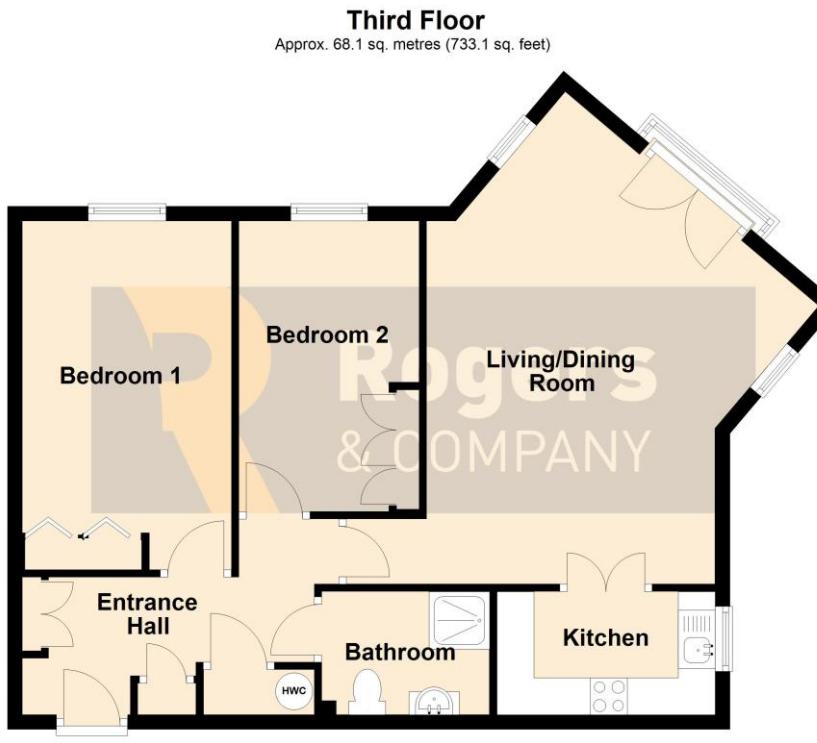


45 Longleat Court
Frome
Somerset
BA11 1ED

Guide Price £199,950

A lovely top floor over 60's retirement apartment offering a surprisingly spacious and well-designed accommodation.

The top floor can be accessed via the stairs, should you want to keep up your step count or by the lift, which very conveniently arrives outside this apartments' door. You have an entrance hallway with cloaks, airing and the meter cupboard. The Impressive living room has a Juliette Balcony overlooking Victoria Park and the Mary Bailey playing fields. This room has the fitted kitchen at the rear. The two double bedrooms have fitted wardrobes and the shower room has a shower enclosure, basin and close coupled WC. The heating is electric with all the normal 'bells and whistles' offered by a McCarthy & Stone development.



Total area: approx. 68.1 sq. metres (733.1 sq. feet)

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 been 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.

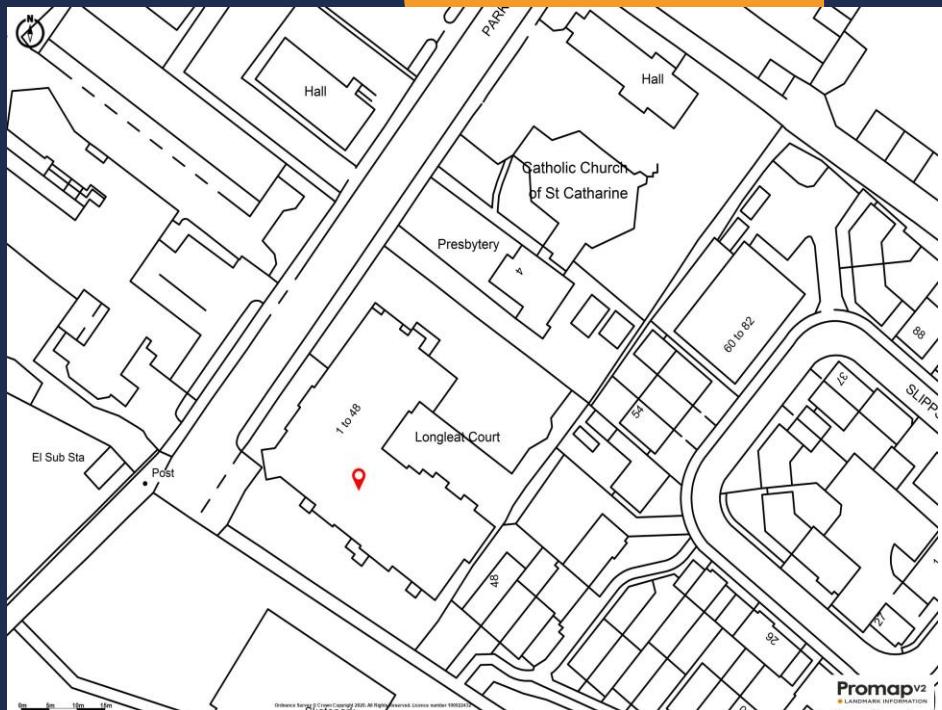
- Top Floor Retirement Apartment
- Multiple Room 24h Emergency Care Line System
- Lift & Video Entry Phone System
- Resident's Lounge and Rentable Guest Bedroom Suite
- Large, Impressive Living Room With Juliette Balcony
- Two Double Bedrooms
- Fitted Kitchen
- Shower Room
- Electric Heating
- Communal Laundry Room

- Living/Dining Room 16' 8" [5.08m] average x 13' 6" [4.11m] average
- Kitchen 8' 11" [2.72m] x 5' 8" [1.73m]
- Bedroom One 15' 6" [4.72m] x 9' 3" [2.82m]
- Bedroom Two 13' 5" [4.09m] x 8' 0" [2.44m]
- Shower Room 7' 5" [2.26m] x 5' 10" [1.78m]





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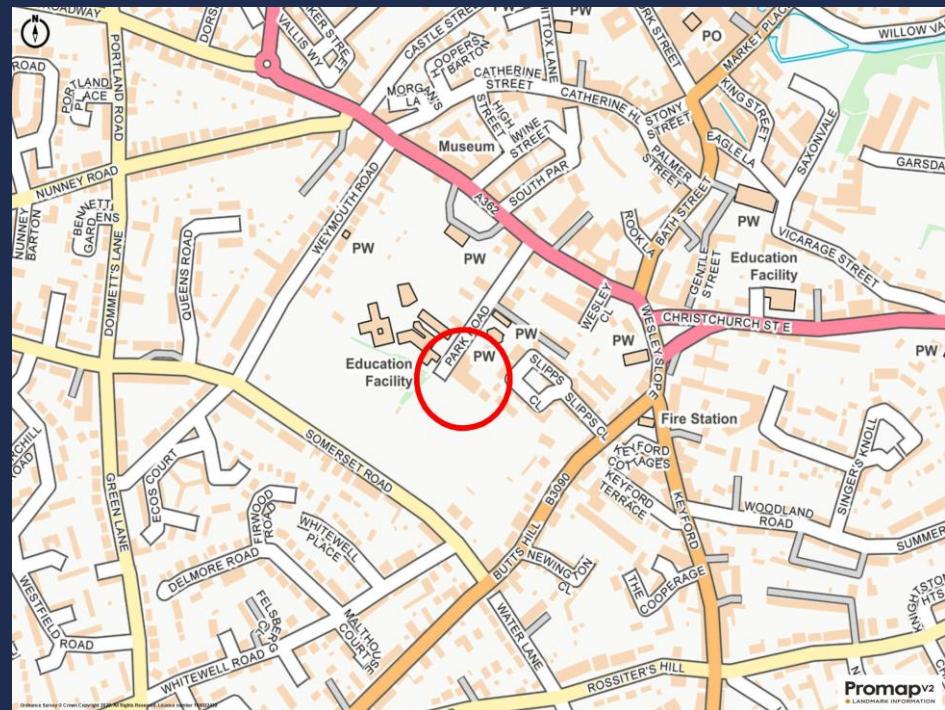


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

The tenure is leasehold on a 125 year lease from 2000 with an annual ground rent of £844, with an annual service charge of approximately £4879.02 for 2026 including the 24 hour Careline, house manager, water and sewerage charge.

Electricity, mains water and sewerage are connected.

The Council Tax Band is B and is charged at £1,986.20 for 2025/26



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