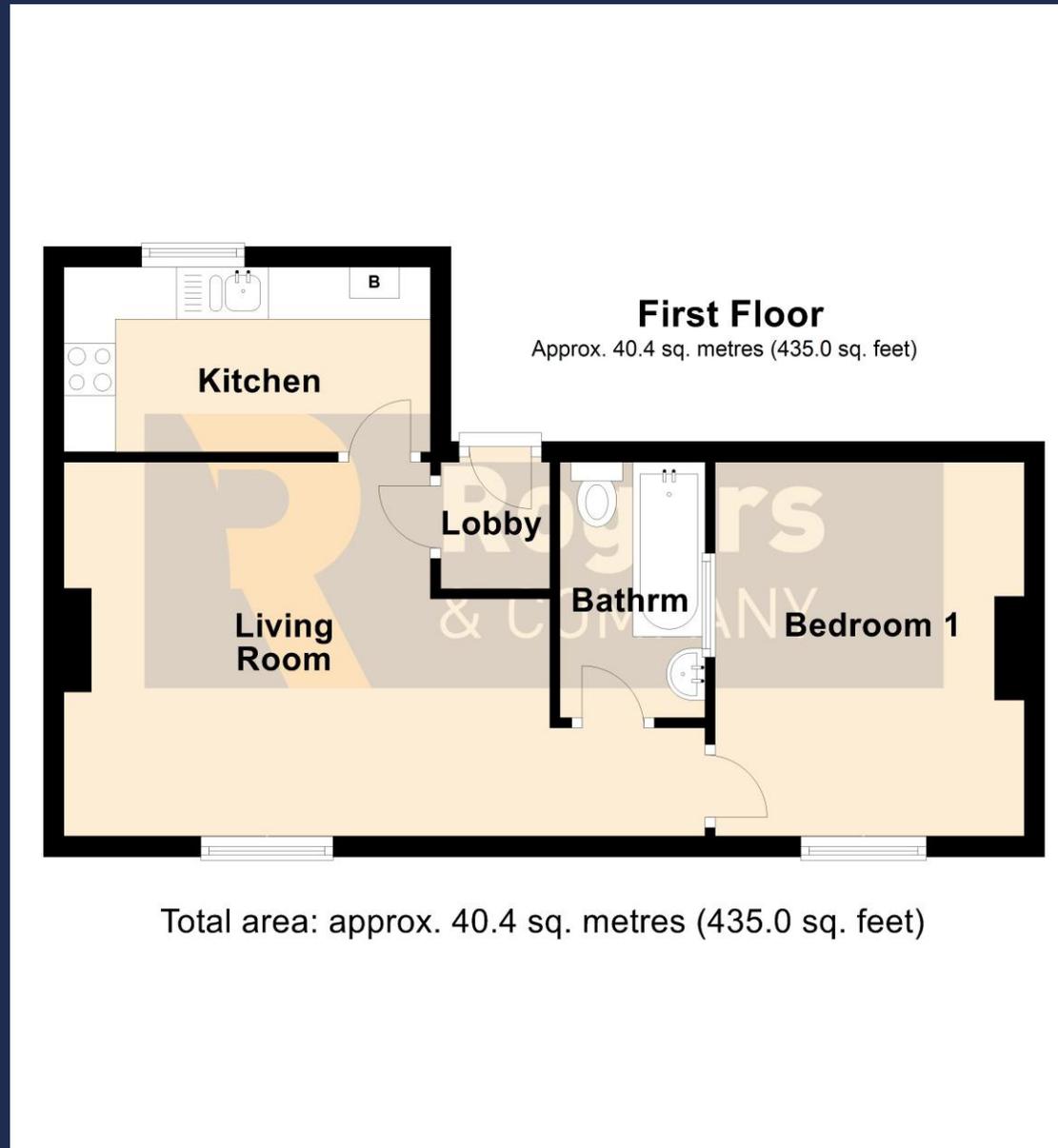




**Flat 2
3 North Parade
Frome
BA11 1AT**

Guide Price £125,000

A bright and light, one bedroom first floor flat located in a prominent building, converted into two blocks of apartments. The property benefits from a gas central heating system with generous sized sash windows in the principal rooms. Literally yards from the Market Place, the front door allows access into the communal hallway with the stairs and doors provided for two other apartments (there are four in total in this part of the building). There is a small Lobby area with a door into the living room which has the kitchen at the rear, bathroom with a light panel lending from the bedroom, which is also at the front. Having been a rental property for many years, the property is well maintained, yet affords any buyer the chance to add their own stamp.



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.



- 435sqft First Floor Flat
- Town Centre Location
- One Double Bedroom
- Sensible Sized Living Room
- Separate Fitted Kitchen
- Modern White Bathroom Suite
- Gas Fired Central Heating
- Plenty Of Natural Light
- No Onward Chain
- 988 Years Remaining On The Lease

- Living Room 15' 8" (4.78m) average 11' 10" (3.61m)
- Kitchen 11' 8" (3.56m) x 5' 9" (1.75m)
- Bathroom 8' 1" (2.46m) x 4' 5" (1.35m)
- Bedroom 11' 10" (3.61m) x 10' 8" (3.25m)



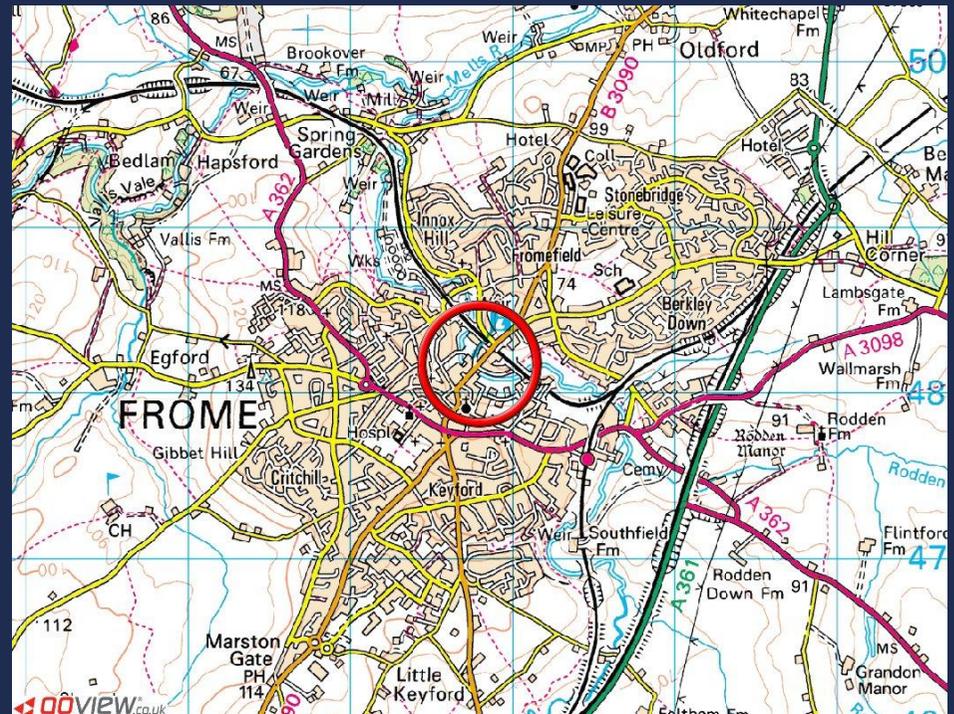
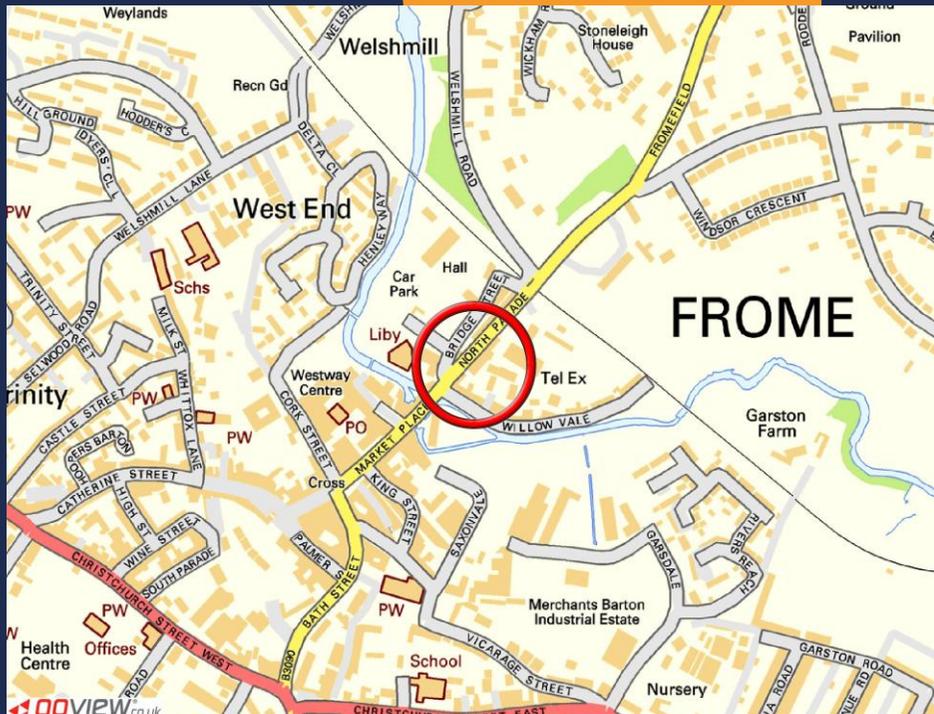


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The tenure is Leasehold with a term of 999 Years Commencing on 1st Jan 2015. We are advised the lease states no short term lets and no pets. The share of the annual maintenance including insurance is £692

All Main Services Are Connected.

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



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

