

Caxton Road, Frome,BA11 1GQ

allen & harris

welcome to

Caxton Road, Frome

A well-presented one-bedroom first-floor apartment on the popular Caxton Road development, featuring an open-plan living space with Juliet balcony, a double bedroom, modern bathroom and allocated parking. Ideal for first-time buyers or investors.





Situated within the popular and modern Caxton Road development, this well-presented one-bedroom first-floor flat enjoys a convenient position above the Spar convenience store and offers stylish, low-maintenance living ideal for first-time buyers, professionals, or investors.

The property is accessed via a light and airy entrance hallway which benefits from a useful storage cupboard. At the heart of the home is the impressive open-plan kitchen, lounge and dining area, providing a bright and sociable living space. The contemporary white fitted kitchen is well-equipped with an integrated hob, oven, extractor hood, fridge freezer and microwave, complemented by attractive under-cabinet lighting. There is ample space for a dining table and chairs, while the lounge area enjoys plenty of natural light from double French doors which open onto a Juliet balcony.

The generous double bedroom features a striking floor-to-ceiling window, creating a bright and welcoming atmosphere. The accommodation is completed by a stylish, fully tiled bathroom fitted with a modern white suite and shower over the bath.

Externally, the property benefits from an allocated parking space conveniently located just outside the apartment.

A fantastic opportunity to acquire a contemporary home in a sought-after development, close to local amenities and transport links.

Hall

Kitchen/Lounge/Diner
21' x 11' 6" (6.40m x 3.51m)

Bedroom
11' 6" x 10' 2" (3.51m x 3.10m)

Bathroom
7' 3" x 6' 3" (2.21m x 1.91m)

Parking

Agents Note







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welcome to

Caxton Road

- Well-presented one-bedroom first-floor flat
- Sought-after Modern Caxton Road development
- Open-plan kitchen/lounge/dining area
- Contemporary fitted kitchen with integrated appliances
- French doors opening to a Juliet balcony

Tenure: Leasehold EPC Rating: B
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£162,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
FRO112244 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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