



Naishs Street, Frome

Naishs Street, Frome, BA11 3FD

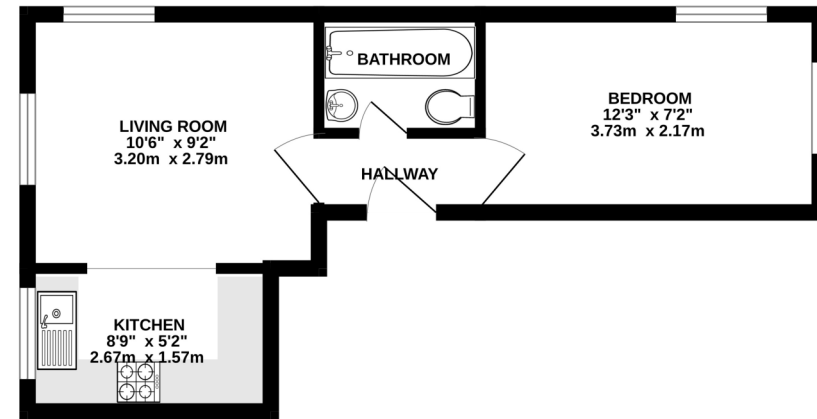
This charming one-bedroom flat is located in the heart of Frome's conservation area and has been beautifully presented by the current owner. Paniccia Court sits at the top end of Naishs Street with a communal entrance from the street and sits on the first floor. The hallway leads to a light and open plan kitchen and living room. The kitchen holds a full-size fridge freezer and an integrated washing machine/dryer, microwave, an oven and induction hob, and plenty of cabinet storage completes the kitchen. The living room allows space for a dining table and substantial sofa. Deep windowsills add character to the space and allow the light to bounce into the room. The bathroom is unexpectedly spacious and features a bath with overhead shower and plenty of storage. The bedroom is naturally light with dual aspect windows and large built-in wardrobes. This property benefits from allocated off road parking and use of a communal courtyard and bike shed. Walking distance to both the centre of town and the community meadows, with convince stores just a stone's throw away. Frome is a historic market town, just under 13 miles from Bath and surrounded by beautiful countryside. The town has many amenities, including good schools, two theatres, a cinema, and a station with rail links to Bath, Bristol, and London Paddington. Tenure - Leasehold, 125 Year Remaining, Ground Rent - £125PA, Service Charge - £435 Bi-Annually, Council Tax Band - A, EPC - D, Services - Mains electricity, Mains gas, Mains water, Mains drainage.







GROUND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA: 270 sq.ft. (25.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 c
55-68	D	68 d	
39-54	E		
21-38	F		
1-20	G		



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