



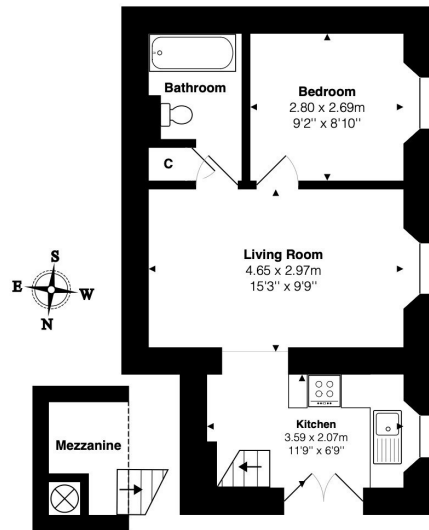
Catherine Street, Frome, BA11 1DA

hunter
french

This Grade II listed flat is located within the heart of Frome and is stone's throw from Catherine Hill. The Lodge sits in the heart of St Catherine Court, an iconic building of Frome. Built in 19th Century for the Baptist of Badcox, having since been a school, furniture showroom and library before the building was converted into flats in the 1980s. Behind a set of impressive double doors lies the kitchen, with wooden worktops, floor, and ceiling units, sink and electric oven. The breakfast bar and space for a fridge freezer sits opposite. A mezzanine level allows full use of the high ceilings while providing additional storage. Through an arch doorway the bright sitting room boasts newly fitted carpets and deep windowsills overlooking the charming communal courtyard. Just off the sitting room sits the bathroom, complete with a shower over the bath, sink and WC. A double bedroom is also accessed of the sitting room and is equally light. The communal courtyard is a fantastic asset for this central location and provides a perfect suntrap for sitting out. 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, 974 Years Remaining (in 2023), £25 Ground Rent, £1,910.46 Annual service charge.

Grade II Listed, EPC - D, Council Tax Band - A, Services - Mains electricity, Mains water, Mains drainage



Total Area: 38.9 m² ... 419 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is for illustrative purposes only and should be used as such by any prospective purchaser.
www.meyerenergy.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		



Asking Price £140,000

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