



**Selway House, Frome Road, Radstock , BA3 3FL Asking Price £165,000**

- **NO ONWARD CHAIN**
- **Allocated Parking**
- **First Floor Apartment**
- **Close To Local Amenities**
- **On Bus Routes**
- **Commuting Distance To Bath & Bristol**
- **Tenure - Leasehold**
- **Council Tax Band - B**
- **Energy Rating - TBC**

Barons welcome to the market this two-bedroom, first-floor apartment, ideally situated in the heart of Radstock. Offering NO ONWARDS CHAIN. The property is conveniently located close to a range of local amenities, including shops, schools, bus routes, a 24-hour gym, pubs, and restaurants.

The apartment offers two double bedrooms, with the main bedroom benefitting from an en-suite shower room, along with a modern family bathroom. The open-plan kitchen/diner/lounge provides a bright and airy living space, perfect for relaxing or entertaining.

Further benefits include UPVC double glazing, electric heating and an allocated parking space.

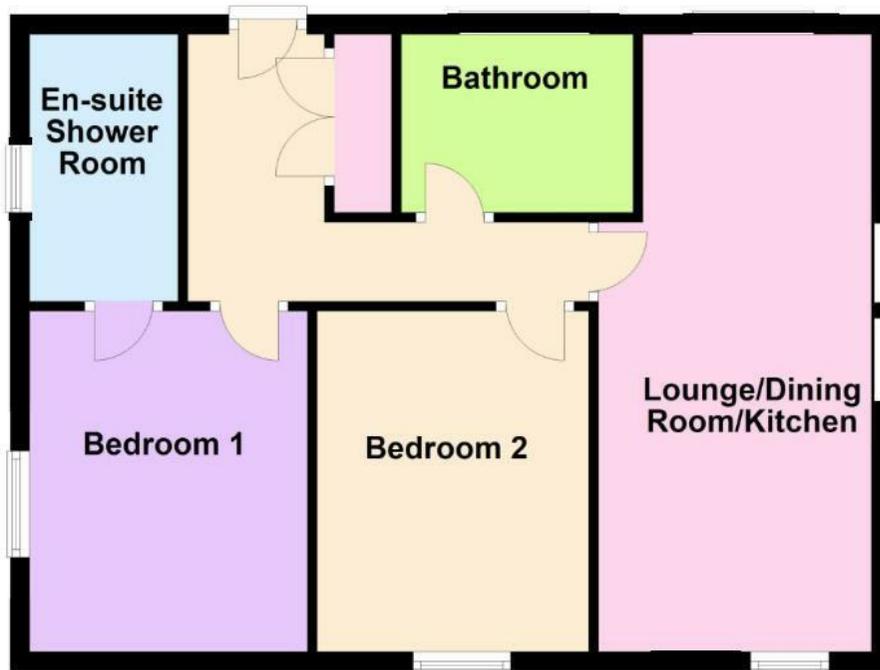
To arrange your viewing, contact Barons today on 01761 411 411.



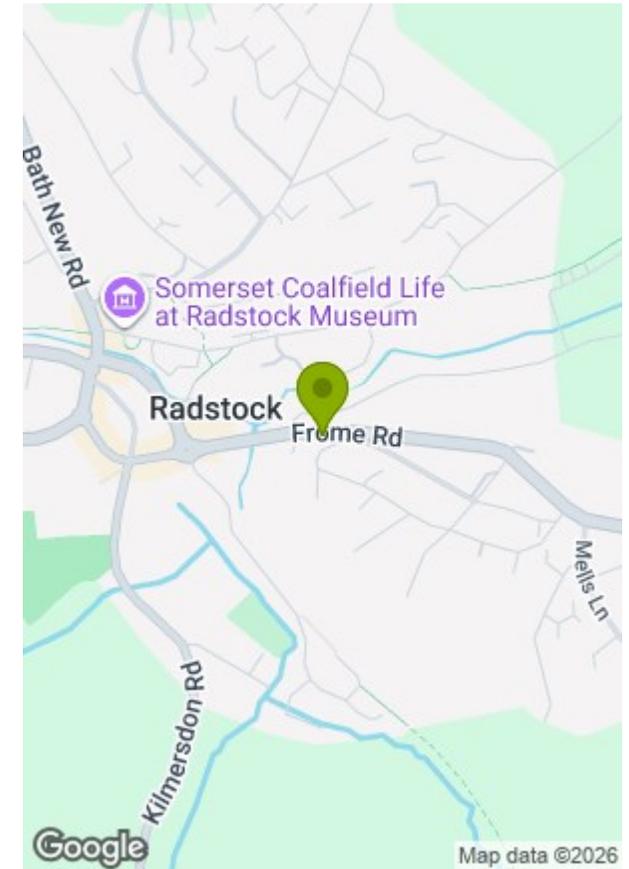


### Upper Floor Flat

Approx. 54.2 sq. metres (583.9 sq. feet)



Total area: approx. 54.2 sq. metres (583.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.