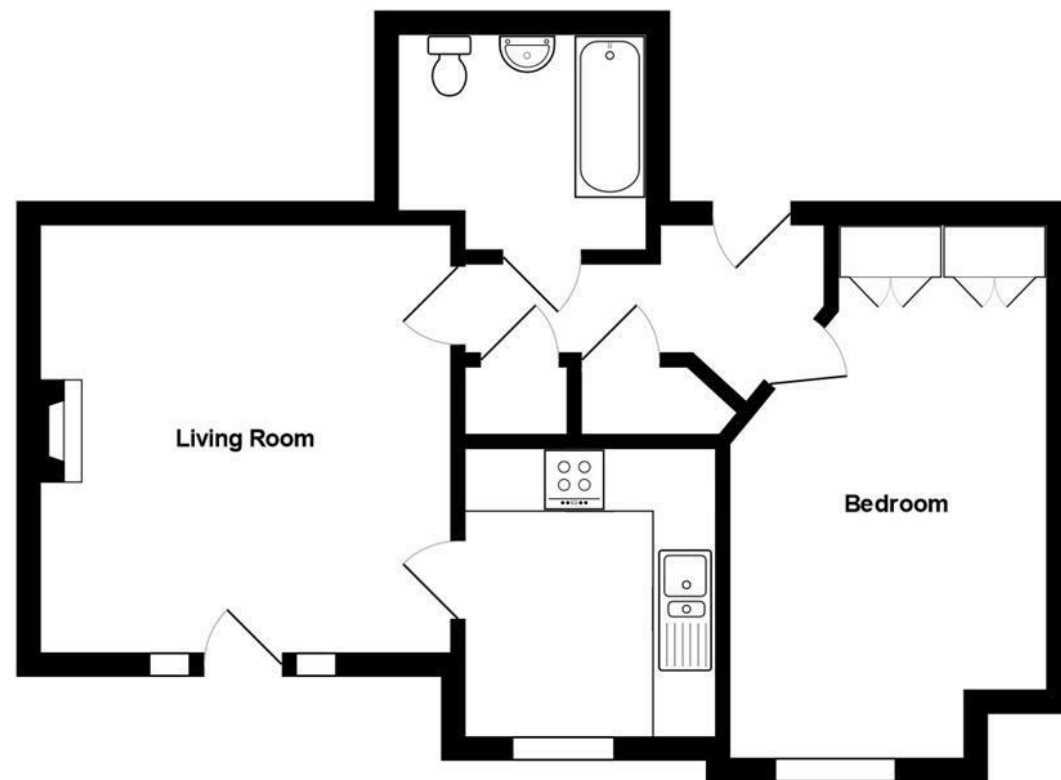


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 50.5 m² ... 543 ft²

All measurements are approximate and for display purposes only.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

27 The Hydes Back Lane, Keynsham, Bristol, BS31 1DG



£200,000

A fine example of a one bedroom Apartment located on the ground floor of a popular retirement complex.

- Retirement property
- Ground floor Apartment
- Hallway
- Lounge
- Kitchen
- Double bedroom
- Bathroom
- Access to terrace
- Resident's facilities
- Marketed with no onward chain

www.daviesandway.com
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These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
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27 The Hydes Back Lane, Keynsham, Bristol, BS31 1DG

Offered to the market with no onward chain this neutrally decorated one double bedroom Apartment occupies part of the ground floor of a sought after retirement complex. In addition to a central town location this Apartment has direct access from the lounge onto an external terrace ideal for enjoying within the spring and summer months.

Internally the Apartment is accessed via a secure communal telephone entry system and a communal hallway that directly leads to the Apartment. Once inside the accommodation consists of an entrance hallway (with two generous storage cupboards), a bright and airy lounge which leads to a fitted kitchen. The property further offers a good sized double bedroom with built in triple wardrobe and a three piece suite bathroom with shower above the bath.

The Hydes is a highly sought after retirement complex enjoying a central town location within close proximity to a range of high street amenities. The complex is located adjacent to Keynsham's pretty Memorial park, with it's popular cafe and riverside walks. Residents have exclusive use of a range of facilities including a guest suite (at an additional cost) and a lounge, dining hall, conservatory and laundry.

INTERIOR

GROUND FLOOR

COMMUNAL ENTRANCE

Accessed via secure telephone entry system, hallway leading to front door of Apartment 27.

INTERNAL HALLWAY 3.6m x 1.3m (11'9" x 4'3")

to maximum points. Two built in storage cupboards (one housing hot water cylinder), electric panel heater, power points, emergency pull cord, doors leading to rooms.

LOUNGE 4.2m x 4m (13'9" x 13'1")

Double glazed windows and door to front aspect leading to terrace, feature electric fireplace with wooden mantel, night storage heater, power points, door leading to kitchen.

KITCHEN 2.6m x 2.4m (8'6" x 7'10")

Double glazed window to front aspect, kitchen comprising range of matching wall and base units with roll top work surfaces, integrated electric oven, four ring hob with extractor fan over and microwave. Space and plumbing for washing machine, space and power for upright fridge/freezer, power points, tiled splashbacks to all wet areas.

BEDROOM ONE 4.2m x 3.1m (13'9" x 10'2")

to maximum points. Double glazed window to front aspect, built in triple wardrobe, night storage heater, power points, emergency pull cord.

BATHROOM 2.4m x 2m (7'10" x 6'6")

Matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC and panelled

bath with mixer tap and shower off mains supply over. Heated towel rail, extractor fan, emergency pull cord, tiled splashbacks to all wet areas.

COMMUNAL FACILITIES

The Regents, another block within the complex that residents of The Hydes have access to plays host to an extensive range of resident's facilities including a lounge, conservatory, dining hall, laundry room, small library and garden that directly overlooks Memorial Park. An on site house manager (not 24 hours) and a guest suite (available at an additional cost) is also available.

PARKING

Off street parking is available on a first come, first served basis.

TENURE

This property is leasehold with approximately 97 years remaining on the lease. A monthly management charge of £349.74 is payable.

AGENT NOTE

Prospective purchasers are to be aware that this property is subject to grant of probate and is in council tax band D according to www.gov.uk website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

