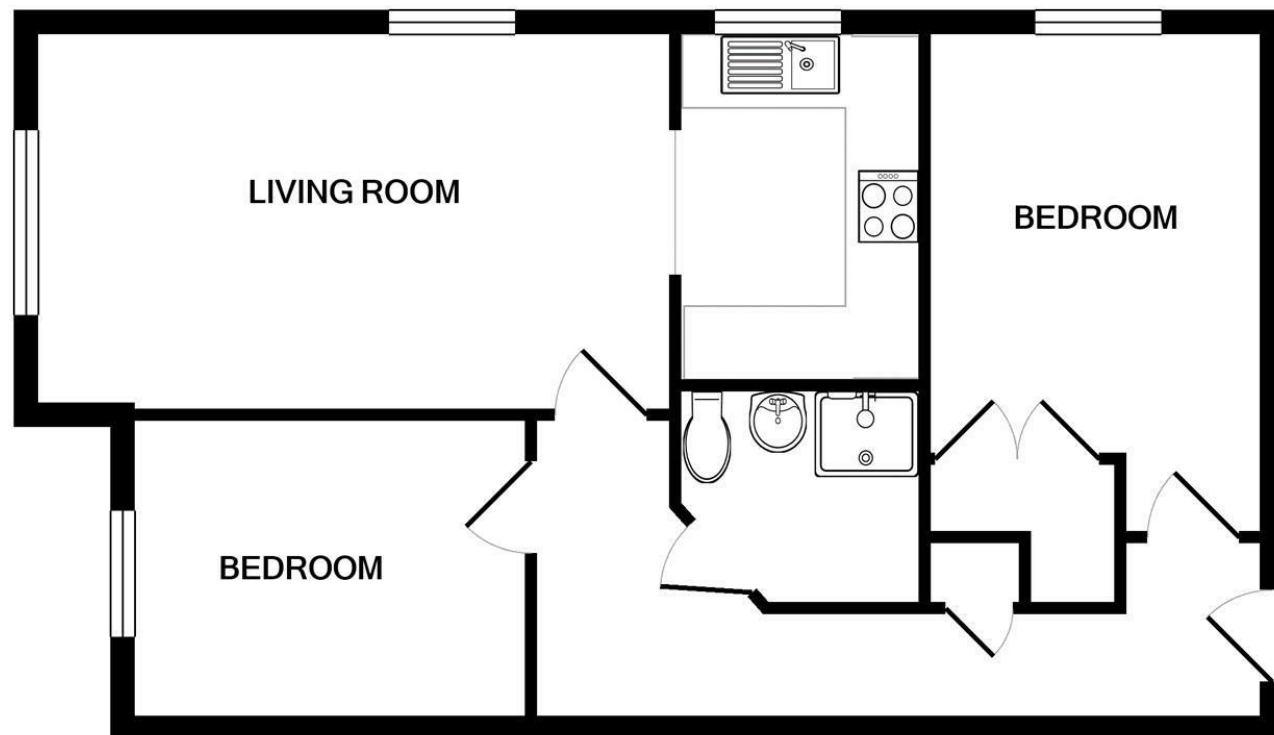


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 56.8 SQ.M. (611 SQ.FT.)

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 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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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

9 The Regents Back Lane, Keynsham, Bristol, BS31 1DG



£300,000

A two double bedroom, centrally located retirement apartment that's offered to the market with no onward sales chain.

- Retirement home
- Accessed via lift
- Entrance hallway
- Lounge
- Kitchen
- Two double bedrooms
- Shower room
- Resident's facilities
- Marketed with no onward chain



9 The Regents Back Lane, Keynsham, Bristol, BS31 1DG

Positioned on the edge of 'The Regents' this two double bedroom apartment offers well proportioned accommodation and has undergone recent redecoration inclusive of a new modern kitchen. The property is located within a highly convenient setting only a few moments from High Street amenities and Keynsham Memorial Park.

Internally the property is entered by a communal hallway with stairs and a lift rising to the first floor and providing direct access to the apartment. Once inside the accommodation is serviced by a lengthy hallway (with several built in storage cupboards) which leads to the remaining rooms, these consist of; a bright and airy lounge with dual aspect windows to Juliet balconies, a newly fitted kitchen, two double bedrooms and a spacious shower room with walk in shower.

The Regents 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 that of a lounge, dining hall, conservatory and guest suite (at an additional cost).

INTERIOR

COMMUNAL ENTRANCE

Secure telephone entry system, access to resident's facilities, stairs and lift rising to first floor and providing access to apartment number 9.

INTERNAL HALLWAY

Two built in storage cupboards (one housing hot water cylinder), panel heater, power points, doors to rooms.

LOUNGE 5.4m x 3.3m (17'8" x 10'9")

Dual aspect double glazed windows to Juliet balconies, night storage heater, power points, opening leading to kitchen.

KITCHEN 3.0m x 2.1m (9'10" x 6'10")

Double glazed window to front aspect, range of matching wall and base units with work surfaces, sink with mixer tap over, integrated electric oven, four ring electric hob with extractor fan over, integrated fridge freezer, space and plumbing for a slimline dishwasher, Power points and splashbacks to all wet areas.

BEDROOM ONE 3.7m x 2.7m (12'1" x 8'10")

Double glazed window to front aspect, built in double wardrobe, night storage heater, power points.

BEDROOM TWO 3.4m x 2.6m (11'1" x 8'6")

Double glazed window to side aspect, panel heater, power points.

SHOWER ROOM 2.0m x 1.7m (6'6" x 5'6")

Matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC and walk in shower cubicle with shower off mains supply over, extractor fan, splashbacks to all wet areas.

RESIDENT'S FACILITIES

The Regents boast a selection of facilities that all residents have exclusive use of these include that of a resident's lounge, dining room, library, conservatory, patio that directly overlooks Keynsham Memorial Park and a guest suite for visiting friends and family (additional cost).

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 yearly management charge of £3,840 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.

