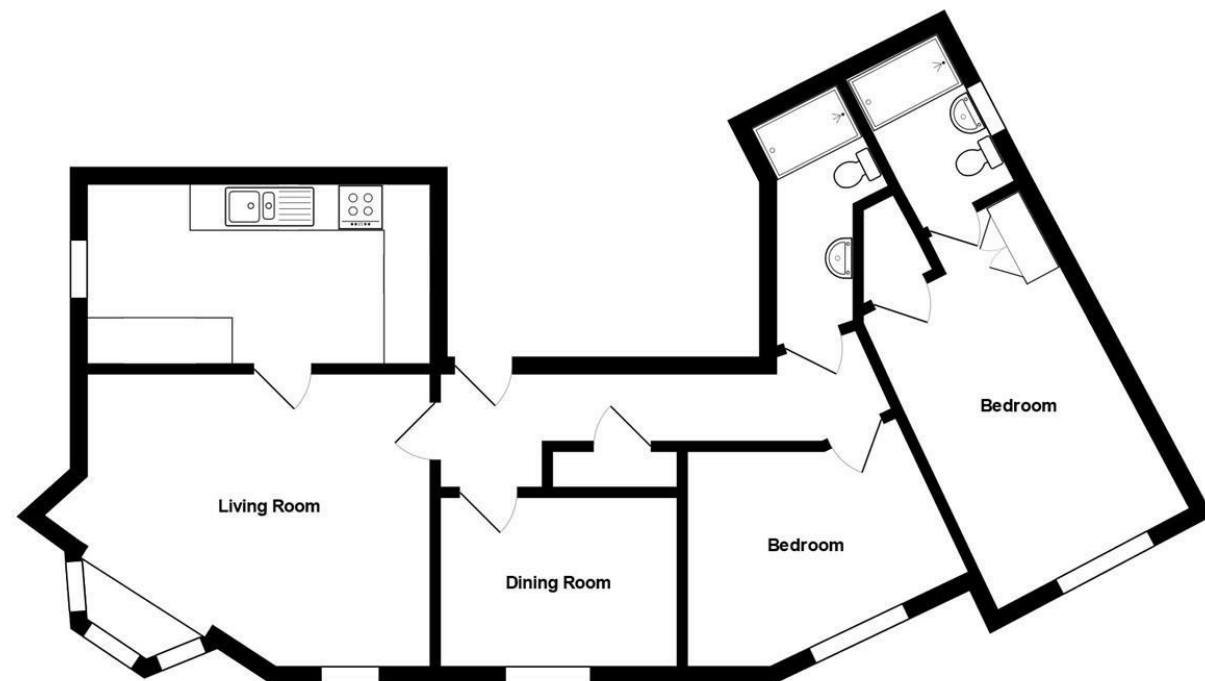


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 75.7 m² ... 815 ft²
 All measurements are approximate and for display purposes only.

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

Flat 3, Kew Back Lane, Keynsham, Bristol, BS31 1DG



£350,000

A spacious and versatile first floor apartment within a popular retirement complex in a convenient location.

- Retirement property
- First Floor Apartment
- Resident's facilities
- Hallway
- Lounge
- Kitchen
- Three bedrooms
- Ensuite
- Shower room
- No onward chain

www.daviesandway.com
 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.
 DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.



Flat 3, Kew Back Lane, Keynsham, Bristol, BS31 1DG

Boasting a viable location to Keynshams range of High Street amenities is this three bedroom first floor retirement apartment. The "Kew" is part of "The Parks" development which benefits communal areas such as residents lounge, laundry room and dining area within The Regents.

Internally, the apartment boasts large entrance hallway, spacious living/dining area, kitchen/breakfast room, three bedrooms (the main bedroom benefiting from a modern en suite and fitted wardrobes) as well as a shower room. The property provides versatile accommodation with the seller currently using one of the bedrooms as a second reception room.

INTERIOR

GROUND FLOOR

COMMUNAL ENTRANCE

Accessed via secure telephone entry system, staircase with a stair lift leading to the first floor to access apartment number 3.

INTERNAL HALLWAY 5.7m x 1.6m (18'8" x 5'2")

Access to all rooms, built in storage cupboard, emergency pull cord, electric panel heater and power points.

LIVING ROOM 4.9m x 3.9m (16'0" x 12'9")

UPVC double glazed windows to front aspect, door access to kitchen, electric storage heaters and power points.

KITCHEN 4.5m x 2.3m (14'9" x 7'6")

UPVC double glazed window to side aspect, matching wooden wall and base units with laminate worktops, integrated electric oven and Neff electric hob, sink with a mixer tap over, space for fridge freezer, space and plumbing for washing machine. Tiled splashbacks to wet areas and power points.

BEDROOM ONE 4.9m x 2.8m (16'0" x 9'2")

UPVC double glazed window to front aspect, built in cupboard housing hot water cylinder, built in wardrobe, door access to ensuite and power points.

EN SUITE 2.1m x 1.9m (6'10" x 6'2")

UPVC double glazed window to side aspect, walk in shower with glass panel, fitted unit with wash hand basin with mixer tap over and a low level WC. Tiled walls and an electric heated towel rail.

BEDROOM TWO 3.5m x 2.8m (11'5" x 9'2")

UPVC double glazed window to front aspect, electric night storage heater and power points.

BEDROOM THREE / RECEPTION TWO 3.1m x 2.2m (10'2" x 7'2")

UPVC double glazed window to front aspect, electric panel heater and power points.

SHOWER ROOM 2.7m x 1.1m (8'10" x 3'7")

Walk in shower with glass panel door, wash hand basin

with mixer tap over, storage shelving unit, low level WC, tiled walls and an electric heated towel rail.

COMMUNAL FACILITIES

The Regents another block within the complex that residents of The Kew have access to plays host to an extensive range of residents facilities including a lounge, conservatory, dining hall, laundry room, small library and garden that directly overlooks Keynsham Memorial Park. An onsite 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 serve basis.

TENURE

The property is leasehold with approximately 90 years remaining on the lease. A monthly management charge of £361.53 is payable.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band E 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.

