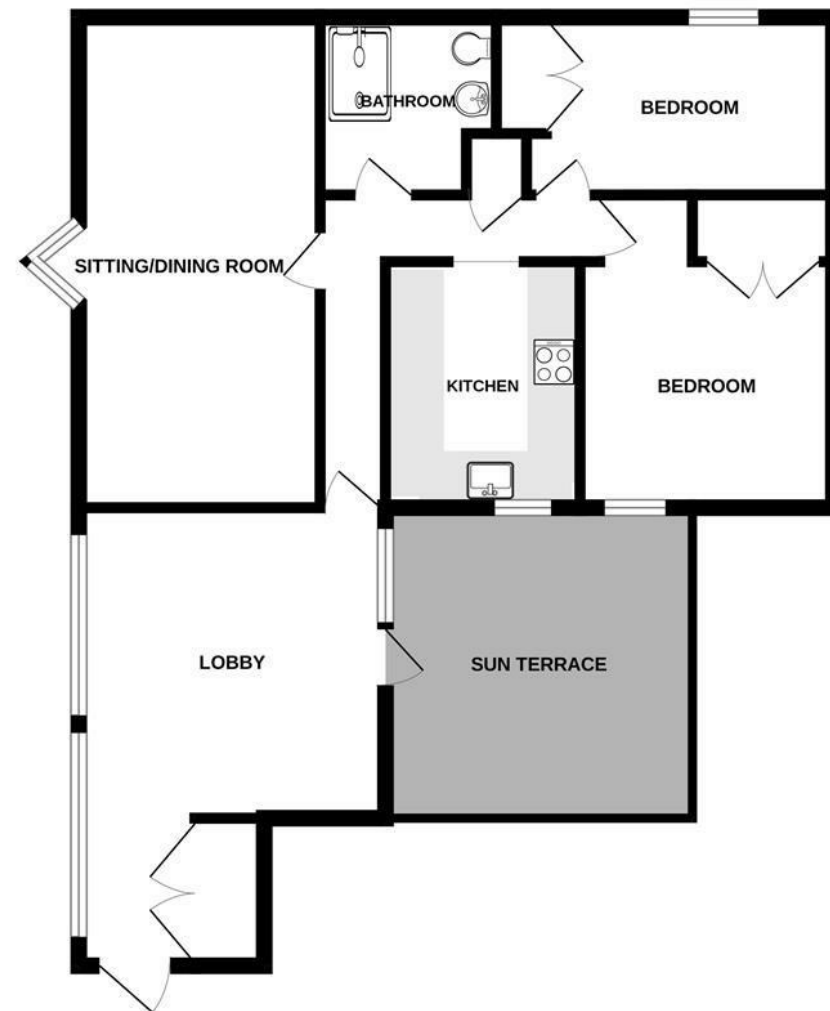


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with Metropix ©2024.

2 Victoria House, Dapps Hill, Keynsham, Bristol, BS31 1UL



£275,000

An immaculate two bedroom apartment based in the popular Dapps Hill development of Victoria House offering a fantastic position close to Keynsham's range of High Street amenities.

- Communal facilities
- Entrance lobby
- Entrance hallway
- Living / dining room
- Kitchen
- Bathroom
- Two bedrooms
- Outdoor terrace
- Garage
- Riverside views

2 Victoria House, Dapps Hill, Keynsham, Bristol, BS31 1UL

No 2 Victoria House forms part of a popular mill conversion within the highly sought after Conservation Area of Dapps Hill. Benefiting from the best of the old and the new, this former mill is well regarded due to its close proximity of Town Centre amenities whilst being surrounded by picturesque countryside and spectacular riverside views. Residents benefit from exclusive use of a gymnasium, conservatory, mill room (showcasing original working parts of the mill) in addition to the beautiful riverside gardens.

The complex is entered via a secure telephone entry system. Once inside the apartment a light entrance lobby is found which benefits from a storage cupboard and boasts large windows overlooking the riverside views. The lobby provides access to the outdoor terrace and to a hallway which provides access to the remaining rooms. These consist of a living/dining room, contemporary kitchen with integrated appliances, two good size bedrooms and a modern bathroom.

INTERIOR

COMMUNAL ENTRANCE

Accessed via a secure telephone entry system, stairs rising to second floor landing and leading to Flat 2.

ENTRANCE LOBBY 4.9m x 3.3m (16'0" x 10'9")

Access to entrance hallway and outdoor terrace. Double glazed grid windows overlooking riverside views, storage cupboard, underfloor heating and power points.

ENTRANCE HALLWAY 3.3m x 0.8m (10'9" x 2'7")

Door access to each room, telephone entry system, storage cupboard and power points.

LIVING/DINING ROOM 5.3m x 2.8m (17'4" x 9'2")

UPVC double glazed window overlooking riverside views, radiator and power points.

KITCHEN 2.3m x 2.1m (7'6" x 6'10")

UPVC double glazed window overlooking terrace, newly fitted range of matching matte wall and base units with polished wooden worktops over and integrated appliances including a slimline dishwasher, fridge freezer, electric oven and induction hob with extractor over. Wall unit housing Worcester gas boiler, porcelain sink with mixer tap over, tiled splashbacks to wet areas, and power points.

BEDROOM ONE 3.2m x 2.4m (10'5" x 7'10")

UPVC double glazed window overlooking terrace, built in wardrobe with mirrored doors, radiator and power points.

BEDROOM TWO 3.3m x 1.9m (10'9" x 6'2")

UPVC double glazed window, built in wardrobe, radiator and power points.

BATHROOM 1.9m x 1.9m (6'2" x 6'2")

Newly fitted walk in shower with rainfall head attachment over and glass panel door, wash hand basin with mixer tap over and storage cupboard below, low level WC, tiled walls and flooring and a heated towel rail.

TERRACE 3.4m x 3m (11'1" x 9'10")

Area for al fresco dining.

GARAGE

Up and over garage door, electric cable allowing ability to install a electric car charging point and access to water.

TENURE

This property is Leasehold. The Lease is for 125 years from the 25th December 1988 (89 years remaining). The management charges are £1,980 per annum. The Lease is currently being renewed to 999 years.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website. There is a flat roof on the extension which had a new roof in 2010.

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 Checker

<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.

