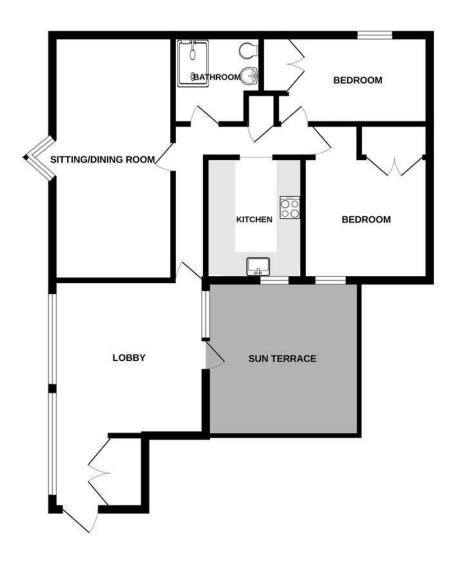


GROUND FLOOR



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 baken for any error, omission or mis-stakement. This plans is for flitterative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operation of the flictioning countries.

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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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CHARTERED SURVEYORS • ESTATE AGENTS

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

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.

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





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

No 2 Victoria House forms part of a popular mill TERRACE 3.4m x 3m (11'1" x 9'10") conversion within the highly sought after Conservation Area for al fresco dining. 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 **AGENT NOTE** and boasts large windows overlooking the riverside Prospective purchasers are to be aware that this 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.

GARAGE

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

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.

views. The lobby provides access to the outdoor terrace property is in council tax band D according to and to a hallway which provides access to the remaining 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-mininginformation#coal-authority-interactive-map-viewer Find conservation areas | Bath and North East

Somerset Council (bathnes.gov.uk)

https://www.bristol.gov.uk/residents/planning-andbuilding-regulations/conservation-listed-buildings-andthe-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.



















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