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



£285,000

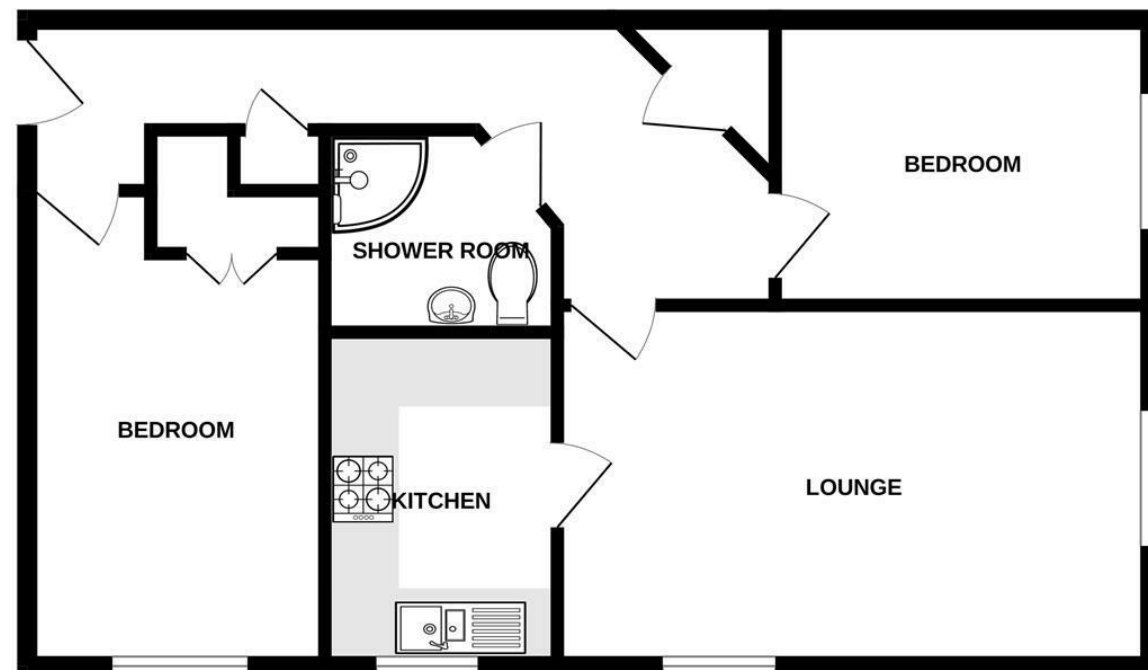
A recently re-decorated two double bedroom top floor Apartment located in a central retirement complex.

- Retirement complex
- Lift serviced
- Town centre views
- Lounge
- Kitchen
- Two double bedrooms
- Modern shower room
- Resident's facilities
- Marketed with complete onward chain



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	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		

619 sq.ft. (57.5 sq.m.) approx.



THE REGENTS BACK LANE KEYNSHAM BS31 1DG

TOTAL FLOOR AREA: 619 sq.ft. (57.5 sq.m.) approx.

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.
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18 The Regents Back Lane, Keynsham, Bristol, BS31 1DG

No 18 The Regents is located on the top floor of a popular retirement complex and enjoys bright and airy accommodation with the majority of rooms enjoying town centre views. The property is offered to the market with complete onward chain and has been subject to recent improvements.

Internally the Apartment is accessed via a secure telephone entry system with stairs and a lift that rises to the second floor. Once inside the Apartment a lengthy entrance hallway (with two built in storage cupboards) is found, from here you access a bright and airy lounge with dual aspect windows to Juliette balconies, a fitted kitchen with range of integrated appliances, two double bedrooms and a modern three piece suite shower room.

Properties within The Regents benefit from a central town location in close proximity to High Street amenities and Memorial Park, while having exclusive use of a resident's lounge, a dining hall, a conservatory and a garden with park views. The complex further benefits from an on site House Manager (not 24 hours), a guest suite (available at an additional cost) and resident's parking on a first come first serve basis.

INTERIOR

GROUND FLOOR

Secure telephone entry system providing access to The Regents. Stairs and lift rising to second floor and into Apartment 18.

SECOND FLOOR

INTERNAL HALLWAY

Lengthy entrance hallway boasting two built in storage cupboards, power points, electric panel heater, doors leading to rooms.

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

Dual aspect double glazed windows to front and side aspects to Juliette balconies that enjoy town centre views. Feature electric fireplace with wooden mantel, night storage heater, power points, door leading to kitchen.

KITCHEN 3m x 2.1m (9'10" x 6'10")

Double glazed window to front aspect, modern fitted kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, range of integrated appliances including electric oven, four ring electric hob with extractor fan over, integrated fridge/freezer and slimline dishwasher. Power points, tiled splashbacks to all wet areas.

BEDROOM ONE 4.2m x 2.7m (13'9" x 8'10")

Double glazed window to front aspect enjoying far reaching views, 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, electric panel heater, power points.

SHOWER ROOM 2.1m x 1.7m (6'10" x 5'6")

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

RESIDENTS FACILITIES

The Regents plays host to an extensive range of resident's facilities including a lounge, conservatory, dining hall, 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

The complex benefits from several off street parking spaces available for residents and their guests on a first come first serve basis.

TENURE

This property is leasehold with approximately 122 years remaining. A yearly management charge of £3,840 is payable.

AGENT NOTE

Prospective purchasers are to be aware that this property 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.

