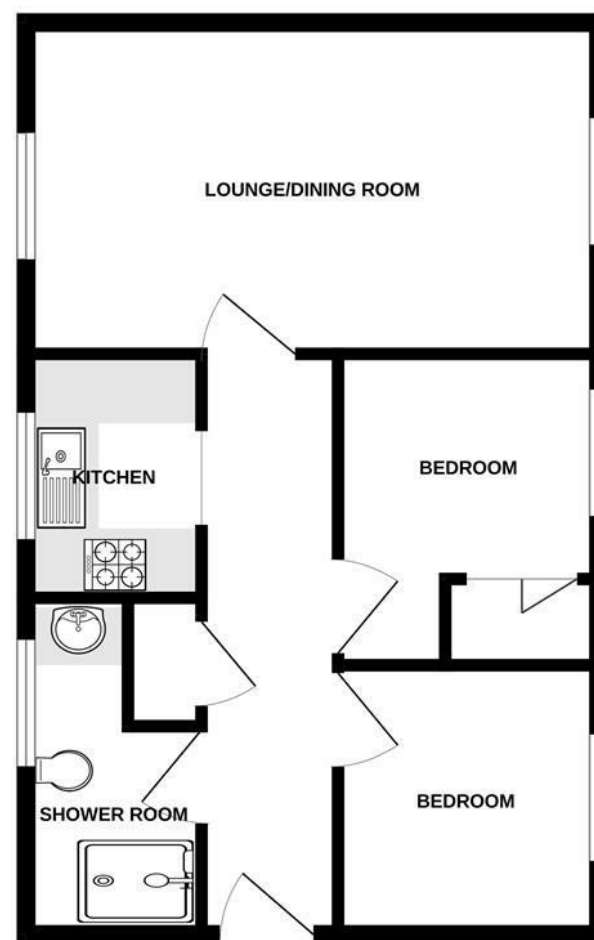


1 High Street, Keynsham, Bristol, BS31 1DP
 Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	78
(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 12/2024.

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.

1 Alfred Court Dapps Hill, Keynsham, Bristol, BS31 1UN



Offers Over £200,000

A well cared for two bedroom first floor apartment benefiting from a sought after location and extensive communal facilities.

- First floor Apartment
- Entrance hallway
- Living room
- Kitchen
- Two bedrooms
- Bathroom
- Garage
- Communal facilities
- Sought after location
- Well presented



1 Alfred Court Dapps Hill, Keynsham, Bristol, BS31 1UN

Situated on the first floor of a popular complex within the highly sought after conservation area of Dapps Hill and within a short proximity to Keynsham High Street amenities this two bedroom apartment is an ideal purchase for first time buyers.

The complex is accessed via a secure telephone entry system, Flat 1 Alfred Court is entered into an entrance hallway which leads to a living room with dual aspect, well presented kitchen, two bedrooms (with the main benefiting from built in wardrobes) and a modern shower room.

The complex benefits from a exclusive use of a range of communal facilities including beautiful river side gardens, a gymnasium, conservatory and a mill room that showcases original working parts of the mill.

COMMUNAL ENTRANCE

Accessed via a secure telephone entry system, stairs rising to first floor leading to Flat 1.

ENTRANCE HALLWAY 5.2 m x 1m (17'0" m x 3'3")

Access to internal rooms, storage cupboard, radiator and power points.

LIVING ROOM 5.4m x 3.1m (17'8" x 10'2")

Double glazed window to dual aspects, radiator and power points.

KITCHEN 2.3m x 1.6m (7'6" x 5'2")

Double glazed window to front aspect, matching wall and base units with laminate work surface over, integrated electric oven and a gas hob with extractor over. Plumbing for washing machine, space for fridge freezer and a sink with mixer tap over. Tiled splashbacks, wall mounted Vaillant gas boiler and power points.

BEDROOM ONE 2.9m x 2.4m (9'6" x 7'10")

Double glazed window, built in wardrobes with mirrored folding doors, radiator and power points.

BEDROOM TWO 2.4m x 2.4m (7'10" x 7'10")

Double glazed window, radiator and power points.

BATHROOM 2.9m x 1.6m (9'6" x 5'2")

Double glazed obscured window, walk in shower cubicle off mains with sliding door, vanity drawer unit with wash hand basin and mixer tap over and a low level WC. Fitted storage cupboard, tiled walls and flooring and a heated towel rail.

GARAGE

Up and over garage door.

COMMUNAL FACILITIES

Residents benefit from exclusive use of beautiful riverside gardens, a gymnasium, conservatory and a

mill room that showcases original working parts of the mill.

TENURE

This property is Leasehold. The Lease is dated the 25th December 1988 for 125 years with 89 years remaining. The Management charge is £165 per calendar month.

AGENT NOTE

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

