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20 Greenfield Road, Keynsham, Bristol, BS31 1FL



£225,000

A well presented two bedroom top floor apartment with the added benefit of loft storage space offered to the market with no onward chain.

- No onward chain
- Top floor apartment
- Entrance hallway
- Open plan living
- Two bedrooms
- Bathroom
- Allocated parking space
- Communal bike shed

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(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  
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 503 sq.ft. (46.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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## 20 Greenfield Road, Keynsham, Bristol, BS31 1FL

Enjoying far reaching views from the majority of the rooms, this excellently presented two bedroom apartment offers light accommodation well suited to first time buyers or downsizers.

Internally the property is entered via a secure telephone entry system with stairs that rise to the top floor and provide access to the apartment. Once inside, the entrance hallway (which benefits from a built in storage cupboard) leads to the remaining accommodation. This comprises a delightful open plan living / dining / kitchen with breath-taking views across Keynsham and onto Kelston roundhill, two well proportioned bedrooms and a three piece suite bathroom.

The property further benefits from an allocated off street parking space, communal bike storage and is being sold with no onward chain.

### INTERIOR

#### GROUND FLOOR

##### COMMUNAL ENTRANCE

Access through a secure telephone entry system, stairs leading to the top floor providing access to apartment 20.

#### TOP FLOOR

##### ENTRANCE HALLWAY 4.5m x 1.8m (14'9" x 5'10" )

to maximum points. Telephone entry system, access to internal rooms and access to loft via a hatch with pull down ladder attached. Storage cupboard, radiator and power points.

##### LIVING/DINING/KITCHEN 5.9m x 4.3m (19'4" x 14'1" )

to maximum points. UPVC double glazed window to side aspect and French doors to Juliette balcony to front aspect boasting views of Kelston Roundhill. Matching wall and base units with laminate work surfaces over, integrated dishwasher, fridge freezer, electric oven and gas hob with a glass panel splashback and extractor over. Space with plumbing for washing machine, one and a quarter sink with mixer tap over, radiator and power points.

##### BEDROOM ONE 4.2m x 2.5m (13'9" x 8'2" )

UPVC double glazed window to front aspect boasting views of Kelston Roundhill, radiators and power points.

##### BEDROOM TWO 2.5m x 2.2m (8'2" x 7'2" )

UPVC double glazed window to front aspect boasting views of Kelston Roundhill, radiators and power points.

##### BATHROOM 2.81m x 1.5m (9'2" x 4'11" )

Panelled bath with shower off mains over and a glass shower panel, wash hand basin, mirrored storage cupboard on wall above. Low level WC, tiled splashbacks to wet areas, heated towel rail and shaving power points.

##### LOFT AREA 9.3m in length (30'6" in length)

Accessed via a hatch with pull down ladder attached, partially boarded and lighting.

##### EXTERIOR

One designated parking space, access to communal bike shed and bin storage.

##### TENURE

This property is leasehold. 125 years lease commencing on the 1st January 2014 with 114 years remaining. Ground rent of £373.00 is payable yearly with an annual service charge of £1,463.00.

##### AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band B according to [www.gov.uk](http://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](http://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.

