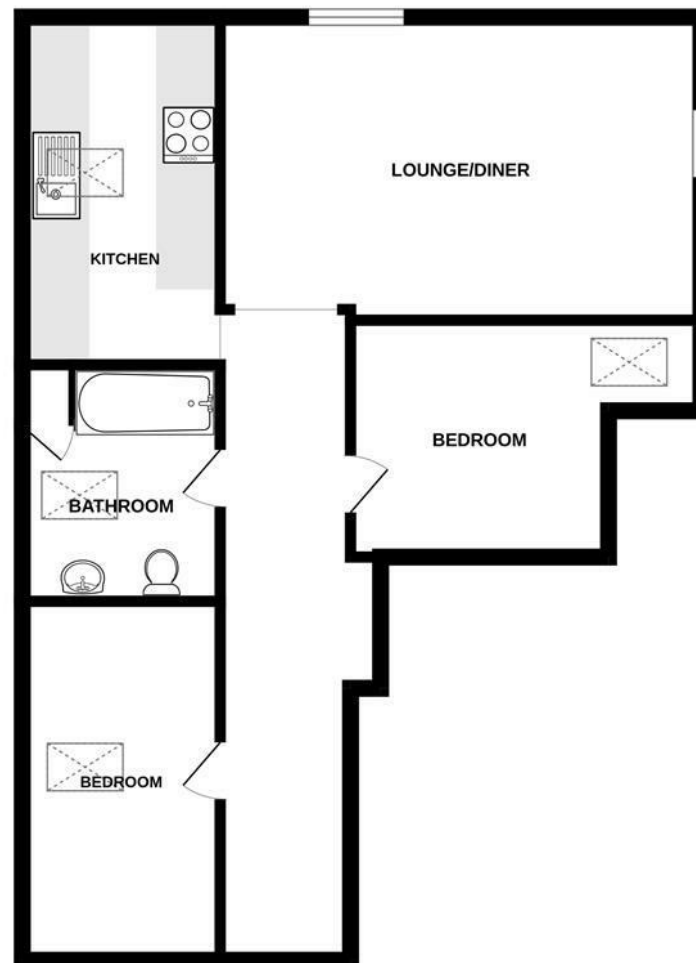


1 High Street, Keynsham, Bristol, BS31 1DP  
Tel: 0117 9863681 email: [keynsham@daviesandway.com](mailto:keynsham@daviesandway.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			65
(55-68) D			
(39-54) E		22	
(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.  
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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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Flat 7 Buckingham Lodge Station Road, Keynsham, Bristol, BS31 2BN



Offers In Excess Of £190,000

A good sized two bedroom top floor apartment in a central location just a stone's throw away from Keynsham High Street and train station.

- Communal Entrance
- Top floor Apartment
- Entrance hallway
- Living/Dining room
- Kitchen
- Two bedrooms
- Bathroom
- Central town location



## Flat 7 Buckingham Lodge Station Road, Keynsham, Bristol, BS31 2BN

Located in a convenient location just a short walk from the amenities of Keynsham High Street, train station and local bus routes this two bedroom top floor flat offers the opportunity to add your own stamp and is ideal for first time buyers.

Entering into a communal entrance hallway accessed via a secure telephone entry system with stairs leading up to the first floor to Flat 7. Once inside the apartment itself, a spacious entrance hallway is found providing access to each room which comprises a good sized living room, kitchen, spacious bathroom and two well proportioned bedrooms.

### INTERIOR

#### COMMUNAL ENTRANCE

Accessed via a secure telephone entry system and stairs leading to the top floor to Flat 7.

#### ENTRANCE HALLWAY

Secure telephone entry system, door access to rooms with an opening to the living room.

#### LIVING ROOM 5.09m x 3.20m (16'8" x 10'5" )

Double glazed windows to front and rear aspect, wooden mantle for a fireplace, wooden beams and power points.

#### KITCHEN 3.67m x 2.09m (12'0" x 6'10" )

Velux window, matching wall and base units with laminate work surfaces over, integrated electric oven and hob with extractor over, sink with mixer tap, space and plumbing for a washing machine, space for fridge, tiled splashbacks and power points.

#### BEDROOM ONE 2.53m x 2.77m widening to 4.14m (8'3" x 9'1" widening to 13'6" )

restricted head height. Velux window, wooden beams and power points.

#### BEDROOM TWO 4.29m x 2.44m restricted head height (14'0" x 8'0" restricted head height)

Velux window, wooden beams and power points.

#### BATHROOM 4.26m x 2.51m restricted head height (13'11" x 8'2" restricted head height)

Velux window, panelled bath with shower off mains over, wash hand basin with mixer tap, low level WC, tiled splashbacks and a cupboard housing hot water tank.

### TENURE

This property is Leasehold. This property is leasehold and benefits from the remainder of the 999 year Lease that commenced 1st January 1995 with approximately 970 years remaining. A yearly ground rent of £25 is payable in addition to a service charge of £528 per annum.

### AGENT NOTE

Perspective purchasers are to be aware that a garage located within the complex is available to be purchased by separate negotiation. Further details available on request.

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.

