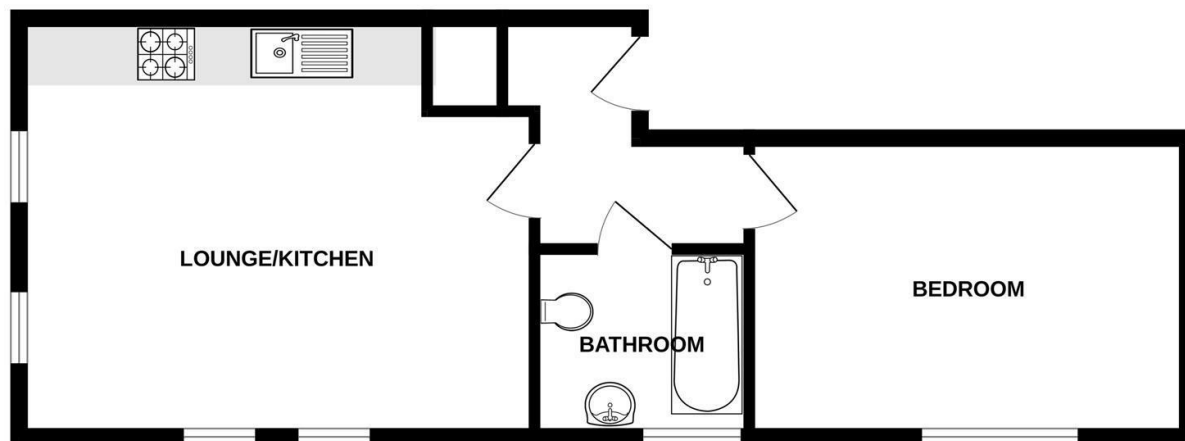


| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | 84                         | 84        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 482 sq.ft. (44.8 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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Tel: 0117 9863681 email: keynsham@daviesandway.com

4 Danes Court, Danes Lane, Keynsham, Bristol, BS31 2GT



£195,000

A modern one, double bedroom centrally located Apartment that is offered with no onward sales chain.

- Central location
- Secure communal entrance
- Internal hallway
- Open plan Lounge/Kitchen
- Double bedroom
- Luxury Bathroom
- Off street parking space
- Long Lease
- Marketed with no onward chain



## 4 Danes Court, Danes Lane, Keynsham, Bristol, BS31 2GT

Enjoying a central town location within easy reach of an abundance of shops and amenities, Memorial Park and Keynsham mainline railway station, this contemporary one double bedroom Apartment offers bright and airy accommodation throughout and is well suited to both first time purchasers and those downsizing.

To access the Apartment residents have exclusive use of a secure communal hallway with stairs rising to the first floor and providing direct access to Apartment number four. Once inside a roomy entrance hallway with built in storage cupboard is found which leads to the remaining accommodation. This comprises of a modern lounge/kitchen with dual aspect windows that flood the room with light and fitted kitchen with a range of integrated appliances. The bedroom is a good sized double with built in wardrobe and the bathroom offers a luxury three piece suite.

The property further benefits from an allocated parking space, communal bin and bike storage and no onward sales chain.

### INTERIOR

#### COMMUNAL ENTRANCE HALLWAY

Accessed via secure telephone entry system. Stairs rising to first floor and leading to Apartment number 4.

#### INTERNAL HALLWAY 2.5m x 2.4m (8'2" x 7'10" )

to maximum points. An 'L' shaped room with built in storage cupboard, power points, doors leading to rooms.

#### OPEN PLAN LOUNGE/KITCHEN 5.3m x 4.6m (17'4" x 15'1" )

Dual aspect double glazed windows to front and side aspects. Kitchen comprising range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, integrated electric oven with four ring electric hob and stainless steel extractor fan over, integrated washing machine, space and power for upright fridge/freezer, wall mounted gas combination boiler, tiled splashbacks to all wet areas. Living area providing ample space for a separate seating and dining areas benefitting from radiator and power points.

#### BEDROOM 4.5m x 3m (14'9" x 9'10" )

to maximum points. Double glazed window to front aspect, built in double wardrobe, radiator, power points.

#### BATHROOM 2.2m x 1.9m (7'2" x 6'2" )

Obscured double glazed window to front aspect, luxury three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, panelled

bath with mixer tap and dual head shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

### EXTERIOR

#### PARKING

Allocated parking space for one vehicle.

#### TENURE

This property is Leasehold with approximately 994 years remaining. There is a groundrent payable of £180 per annum and annual service charge of £1,400 per annum.

#### AGENT NOTE

Purchasers are to be aware this property is in council tax band A 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 Checker

<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.

#### RESIDENTS FACILITIES

Communal bin and bike store.

