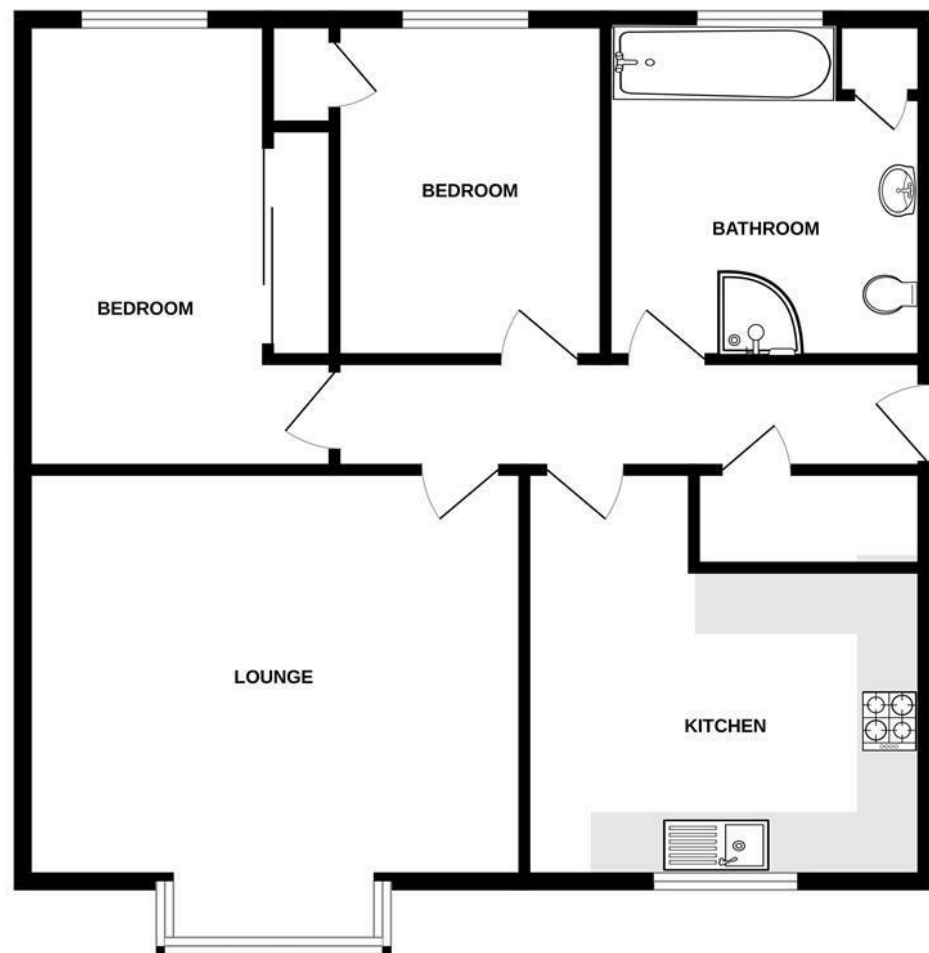


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
849 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 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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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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1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

4 Park Close, Keynsham, Bristol, BS31 2ET



£245,000

A spacious two bedroom first floor Apartment that is offered to the market with no onward chain.

- First floor Apartment
- Stairs and Stair lift access
- Lounge
- Kitchen
- Two bedrooms
- Bathroom
- Garage
- Marketed with no onward chain



4 Park Close, Keynsham, Bristol, BS31 2ET

Enjoying a convenient location in the centre of town, this well cared for two bedroom Apartment offers spacious accommodation well suited to both first time purchasers and those downsizing who are looking to own an alternative to a bungalow.

Internally the home is accessed via a communal hallway with stairs and a stairlift rising to the first floor and into Apartment number 4. Once inside a lengthy entrance hallway with walk in storage cupboard is found, which leads to a generous lounge with feature bay window and gas fireplace, a bright and airy kitchen and two well balanced bedrooms (both benefitting from built in wardrobes). The internal accommodation is completed by a four piece suite bathroom. Externally the property benefits from a single garage that is accessed via up and over door and use of resident's gardens and visitor's parking.

Located in reach of High Street shops and amenities and only a short stroll to a nearby bus stop which services routes to the Town Centre, this delightful apartment is well suited to both downsizers and first time buyers alike.

INTERIOR

COMMUNAL ENTRANCE HALLWAY

With stairs and stair lift rising to first floor and onto Apartment number 4

INTERNAL HALLWAY 5.1m x 1.1m (16'8" x 3'7")

Access to loft via hatch, walk in storage cupboard, radiator, power points, doors leading to rooms.

LOUNGE 5m x 4.9m into bay (16'4" x 16'0" into bay)

Double glazed bay window to front aspect, feature gas flame effect fireplace with stone surround, radiators, power points.

KITCHEN 3.1m x 2.9m (10'2" x 9'6")

Double glazed window to front aspect, 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, space and plumbing for washing machine, space and power for upright fridge/freezer, radiator, power points, tiled splashbacks to all wet areas.

BEDROOM ONE 4.3m x 2.9m (14'1" x 9'6")

Double glazed window to rear aspect, built in triple wardrobe, radiator, power points.

BEDROOM TWO 3.1m x 2.6m (10'2" x 8'6")

Double glazed window to rear aspect, built in wardrobe, radiator, power points.

BATHROOM 3.2m x 3m (10'5" x 9'10")

to maximum points. Obscured double glazed window to rear aspect, matching four piece suite comprising pedestal wash hand basin, low level WC, walk in shower cubicle with electric shower over and panelled bath with

electric shower over. Radiator, built in storage cupboard housing gas combination boiler, tiled splashbacks to all wet areas.

EXTERIOR

RESIDENT'S FACILITIES

The complex is surrounded by pretty and well tended to resident's gardens and ample visitor's parking spaces.

GARAGE

Single garage accessed via up and over door, located nearby in a block.

TENURE

This property is Leasehold, there is a remainder of 960 years left on the Lease. A Management charge of £1,884 per annum and ground rent of £30 per annum is payable.

AGENT NOTE

Purchasers are to be aware this property is in council tax band C 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 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)

<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.

