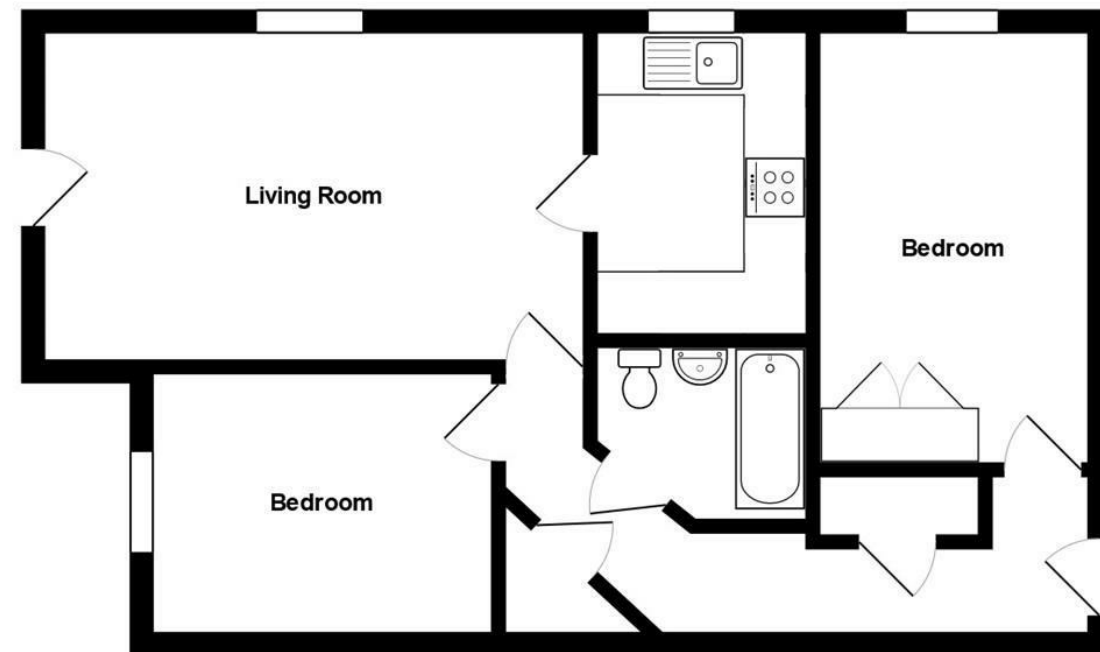


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	67	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total Area: 58.3 m<sup>2</sup> ... 628 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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

7 The Regents Back Lane, Keynsham, Bristol, BS31 1DG



£275,000

A bright and airy two double bedroom ground floor apartment located within a popular retirement complex.

- Retirement Apartment
- Ground Floor
- Resident's facilities
- Entrance Hallway
- Lounge
- Kitchen
- Two double bedrooms
- Bathroom
- Direct access onto gardens
- No onward sales chain





## 7 The Regents Back Lane, Keynsham, Bristol, BS31 1DG

Occupying part of the ground floor of a highly sought after retirement complex, this two double bedroom Apartment offers bright and airy accommodation throughout and boasts the additional benefit of direct access onto a secluded part of the resident's gardens.

Internally the property is entered via a secure telephone entry system which leads to a communal hallway and then onto Apartment number 7. Once inside the property offers a lengthy entrance hallway (with two built in storage cupboards), a spacious lounge with dual aspect windows and direct access onto the gardens, a fitted kitchen and two double bedrooms. The internal accommodation is completed by a three piece suite bathroom.

Owners of Apartments within The Regents have exclusive use of extensive Resident's facilities including a Resident's lounge, dining room and conservatory that directly overlooks Memorial Park. There is additionally an on site House Manager (not 24 hours), a laundrette and a guest suite that is available at an extra charge.

### INTERIOR

#### GROUND FLOOR

##### COMMUNAL HALLWAY

Entered via secure telephone entry system and leading to resident's facilities, door providing access to internal hallway.

##### INTERNAL HALLWAY 5.8m x 1.1m (19'0" x 3'7" )

Two built in storage cupboards (one housing hot water cylinder), electric panel heater, power points, doors leading to rooms.

##### LOUNGE 5.4m x 3.2m (17'8" x 10'5" )

Dual aspect double glazed windows to front and side aspects, double glazed door to side aspect directly leading to secluded part of the Resident's garden. Night storage heater, power points, door leading to kitchen.

##### KITCHEN 3m x 2m (9'10" x 6'6" )

Double glazed window to front aspect, range of matching wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, space and plumbing for washing machine, range of integrated appliances including double electric oven, four ring electric hob with extractor fan over, integrated fridge freezer and slimline dishwasher, power points, tiled splashbacks to all wet areas.

##### BEDROOM ONE 4.3m x 2.7m (14'1" x 8'10" )

Double glazed window to front aspect, built in double wardrobe, night storage heater, power points.

##### BEDROOM TWO 3.3m x 2.6m (10'9" x 8'6" )

Double glazed window to side aspect, electric panel heater, power points.

##### BATHROOM 2m x 1.7m (6'6" x 5'6" )

Matching three piece suite comprising panelled bath

with mixer tap and shower off mains supply over, hidden cistern WC and wash hand basin with mixer tap over. Heated towel rail, extractor fan, tiled splashbacks to all wet areas.

### RESIDENT'S FACILITIES

The Regents plays host to an extensive range of resident's facilities including a lounge, conservatory, dining hall, small library and garden that directly overlooks Memorial Park. An on site house manager (not 24 hours) and a guest suite (available at an additional cost) is also available.

### TENURE

This property is leasehold. The Lease is for 150 years from 1st January 1995 with approximately 121 years remaining. The monthly service charge is £361.53.

### AGENT NOTE

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

