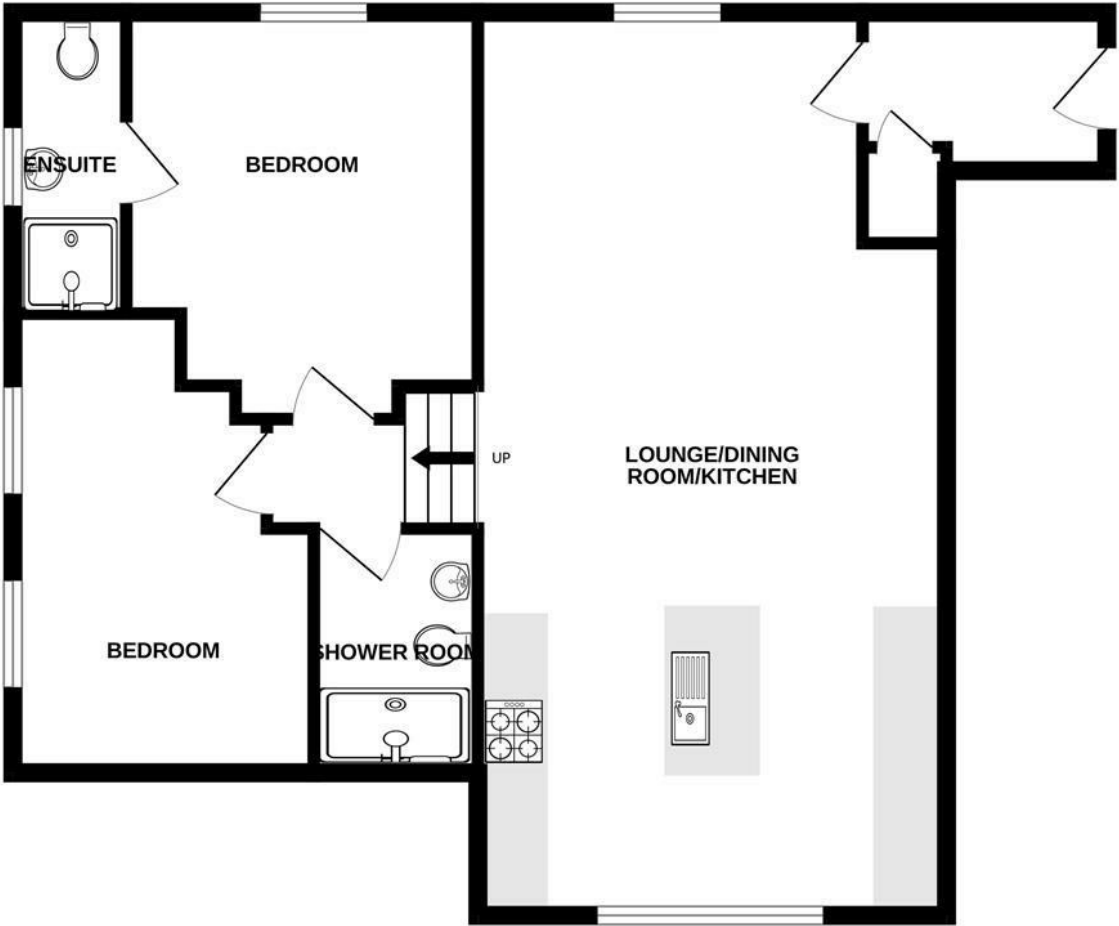


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FIRST FLOOR
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.2 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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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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3 The Grange 42 Bath Road, Keynsham, Bristol, BS31 1SN



£320,000

A high quality two double bedroom Apartment located on the first floor of a period conversion.

- First floor Apartment
- Period conversion
- Breathtaking lounge/dining room/kitchen
- Two double bedrooms
- En suite shower room
- Family shower room
- Allocated parking
- Marketed with no onward chain



3 The Grange 42 Bath Road, Keynsham, Bristol, BS31 1SN

Forming part of the first floor of a period conversion, this unique two double bedroom Apartment offers modern accommodation throughout, while externally benefitting from a highly convenient location on the Wellsway side of town, in close proximity to town centre amenities.

Internally the Apartment is entered through a communal entrance hallway via a secure telephone entry system, with stairs that rise to the first floor and lead to Apartment number 3. Once inside you are greeted by a useful hallway which leads to the main living accommodation, a fully open plan lounge/dining room/kitchen that benefits from dual aspect windows and a high quality kitchen with a range of integrated appliances, Quartz work surfaces and centrepiece island. From this room a second hallway leads to the two double bedrooms (master benefitting from en suite shower room) and the main family shower room.

The property further benefits from an allocated off street parking space and no onward sales chain.

INTERIOR

COMMUNAL ENTRANCE HALLWAY

Accessed via secure video entry phone, stairs rising to first floor and onto Apartment number 3.

INTERNAL HALLWAY 1.9m x 1.2m (6'2" x 3'11")

Built in storage cupboard, door leading to open plan lounge/dining room/kitchen.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN 8.2m x 4.4m (26'10" x 14'5")

to maximum points. Dual aspect sash windows to front and rear aspects, lounge and dining area offering ample space for family sized dining table and separate seating area, radiator, power points. Kitchen comprising range of high quality wall and base units with Quartz work surfaces, range of integrated appliances including electric oven, four ring electric hob with extractor fan over, microwave, fridge, freezer, dishwasher and washing machine. Centrepiece island with bowl and a quarter inset sink and integrated breakfast bar, power points, Quartz work surfaces to all wet areas. Door leading to internal hallway.

INTERNAL HALLWAY 2.3m x 1.7m narrowing to 1m. (7'6" x 5'6" narrowing to 3'3".)

Power points, doors leading to rooms.

BEDROOM ONE 3.3m x 3.1m (10'9" x 10'2")

Sash window to rear aspect, radiator, power points. Door leading to en suite shower room.

EN SUITE SHOWER ROOM 2.2m x 0.9m (7'2" x 2'11")

Sash window to front aspect, luxury three piece suite comprising wash hand basin with mixer tap over, low level WC, walk in shower cubicle with dual head shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

BEDROOM TWO 4.4m x 2.6m (14'5" x 8'6")
to maximum points. Dual sash windows to side aspect, radiator, power points.

SHOWER ROOM 2.4m x 1.5m (7'10" x 4'11")
High quality three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, oversized walk in shower cubicle with dual head shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

OFF STREET PARKING

Allocated off street parking for one vehicle.

TENURE

This property is leasehold with the remainder of 999 year lease, starting from January 2020 with a monthly management charge of £65 is payable.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

The property is Grade II Listed.

Local authority: Bath and North East somerset.
Services: All services connected.
Broadband speed: Superfast 73mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2, and Vodafone - all likely available (Source - Ofcom).

