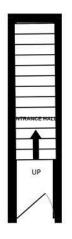
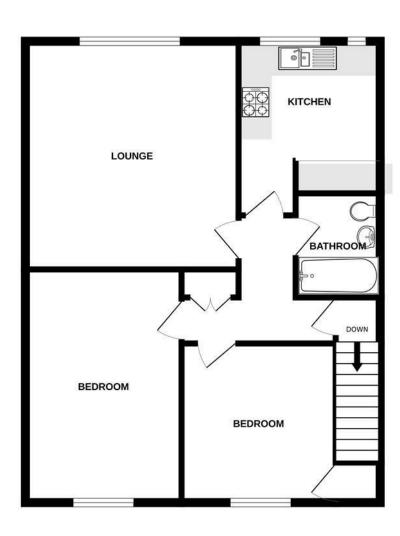


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These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of 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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CHARTERED SURVEYORS • ESTATE AGENTS

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

6 Dragons Hill Court, Keynsham, Bristol, BS31 1LW



£235,000

A spacious two double bedroom first floor Apartment located within a residential cul de sac.

■ First floor Flat
■ Cul de sac location
■ Lounge
■ Kitchen
■ Two double
bedrooms
■ Bathroom
■ Garage in a block
■ No onward sales chain





6 Dragons Hill Court, Keynsham, Bristol, BS31 1LW

Situated on the first floor of a purpose-built block, this **EXTERIOR** two double bedroom apartment enjoys a highly convenient location on the Wellsway side of town, that are mainly laid to lawn. within easy reach of town centre amenities.

Accessed via a shared hallway, the property benefits from a private entrance and staircase leading to the main accommodation. The spacious internal layout includes a generous entrance hallway with loft access and a large storage cupboard, a bright and airy lounge with floor to ceiling windows overlooking the attractive residents' gardens, a well-appointed kitchen also COUNCIL TAX enjoying garden views, two double bedrooms, and a three piece bathroom suite.

Offered to the market with no onward chain, this lightfilled apartment is ideal for first-time buyers or those looking to downsize.

INTERIOR

GROUND FLOOR

Communal entrance hallway, bin store, door leading to entrance and stairs rising to first floor landing.

FIRST FLOOR

LANDING

Access to loft via hatch, built in storage cupboard housing gas combination boiler, power points, doors leading to rooms.

LOUNGE 4.7m x 4.3m (15'5" x 14'1")

Double glazed window to rear aspect overlooking Resident's gardens, radiator, power points.

KITCHEN 3m x 2.9m (9'10" x 9'6")

Double glazed window to rear aspect overlooking Resident's gardens. Kitchen comprising range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, space and power supply for oven, plumbing washing machine, upright fridge/freezer, and dishwasher, power points, splashbacks to all wet areas.

BEDROOM ONE 5m x 3.1m (16'4" x 10'2")

Double glazed window to front aspect, radiator, power points.

BEDROOM TWO 3.2m x 3.1m (10'5" x 10'2")

Dual double glazed windows to front aspect, radiator, power points, built in wardrobe.

BATHROOM 2.1m x 1.7m (6'10" x 5'6")

Matching three piece suite comprising pedestal wash hand basin, low level WC, panelled bath with shower off mains supply over, radiator, extractor fan, tiled splashbacks to all wet areas.

Residents have access to mature Resident's gardens

GARAGE

Single garage located nearby within a block.

TENURE

This property is leasehold. 999 year Lease with an annual groundrent of £10 and annual service charge of £1,100 are payable.

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

Local authority: Bath and North East somerset. Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source -Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).



















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