



G R E G O R Y S
— E S T A T E A G E N T S —

50 Trajectus Way
Bristol, BS31 2FZ

£260,000



Presented to an exemplary standard and providing panoramic views of the surrounding area, is this modern top floor apartment. Located within the prestigious Somerdale development, only a moments walk from Keynsham Train Station & High Street, this two bedroom apartment was constructed circa 2019 by Messrs 'Taylor Wimpey'. Due to the unique layout of the block, this apartment benefits no adjoining neighbours, providing a peaceful top floor setting. Internally the spacious accommodation is bathed in natural light and comprises, a welcoming entrance hallway, two large storage cupboards, a fitted bathroom, two well proportioned bedrooms and a stunning open plan living room. This open plan room boasts a surprisingly generous kitchen, complete with fitted appliances, room for a dining table and a comfortable lounge with floor to ceiling windows and doors (with Juliette balcony) taking advantage of the far reaching views of the surrounding area. Parking is by way of one allocated space, located to the front of the development and further visitor spaces to the rear. An early internal viewing is highly recommended.

ACCOMMODATION

ENTRANCE

Communal entrance via secure intercom system. Stairs and hallway providing access to the second and top floor. The communal hallways are bathed in natural light due to the wall and ceiling windows.

HALLWAY

Entrance door to the apartment, intercom system, floor to ceiling double glazed window to the rear aspect, radiator, two large storage cupboards, loft hatch, doors to rooms

BEDROOM ONE 11' 10" x 8' 10" (3.6m x 2.7m)

Double glazed window to the front aspect with views, radiator, built in wardrobes

BEDROOM TWO 11' 10" x 8' 5" (3.6m x 2.56m)

Double glazed window to the front aspect with views, radiator

BATHROOM 7' 1" x 6' 7" (2.17m x 2.00m)

A three piece white suite comprising a low level wc, wash hand basin set in vanity unit with storage under and a panelled bath with shower mixer taps over, tiled walls to wet areas, tiled flooring, radiator, spot lighting, extractor fan, obscure double glazed window to the rear aspect

OPEN PLAN LIVING ROOM 23' 5" x 14' 6" (7.15m x 4.42m)

(An 'L' shaped room with measurements taken to the maximum points) An open plan room with dual aspect windows - double glazed window to the rear aspect and double glazed, floor to ceiling windows and door to the front aspect with 'Juliette' balcony and far reaching views of the surrounding area. Radiator to lounge, carpet to lounge area and LVT flooring to kitchen. The kitchen comprises a large selection of built in wall and base units with roll top work surfaces over and matching up-stands. One and a half bowl sink and drainer unit with mixer taps over. Integrated oven and induction hob with extractor hood over, glass and tiled splash back, further integrated appliances include a dishwasher, fridge/freezer and washer/dryer. A gas combination boiler set within a wall mounted kitchen unit.

PARKING

An allocated parking space to the front of the building with visitor spaces available to the rear.





Top Floor
672 sq.ft. (62.5 sq.m.) approx.

Energy performance certificate (EPC)

50, Trajectus Way
Keynsham
BRISTOL
BS31 2FZ

Energy rating

B

Valid until: **11 November 2028**

Certificate number: 8868-7539-5549-0672-4992

Property type

Mid-floor flat

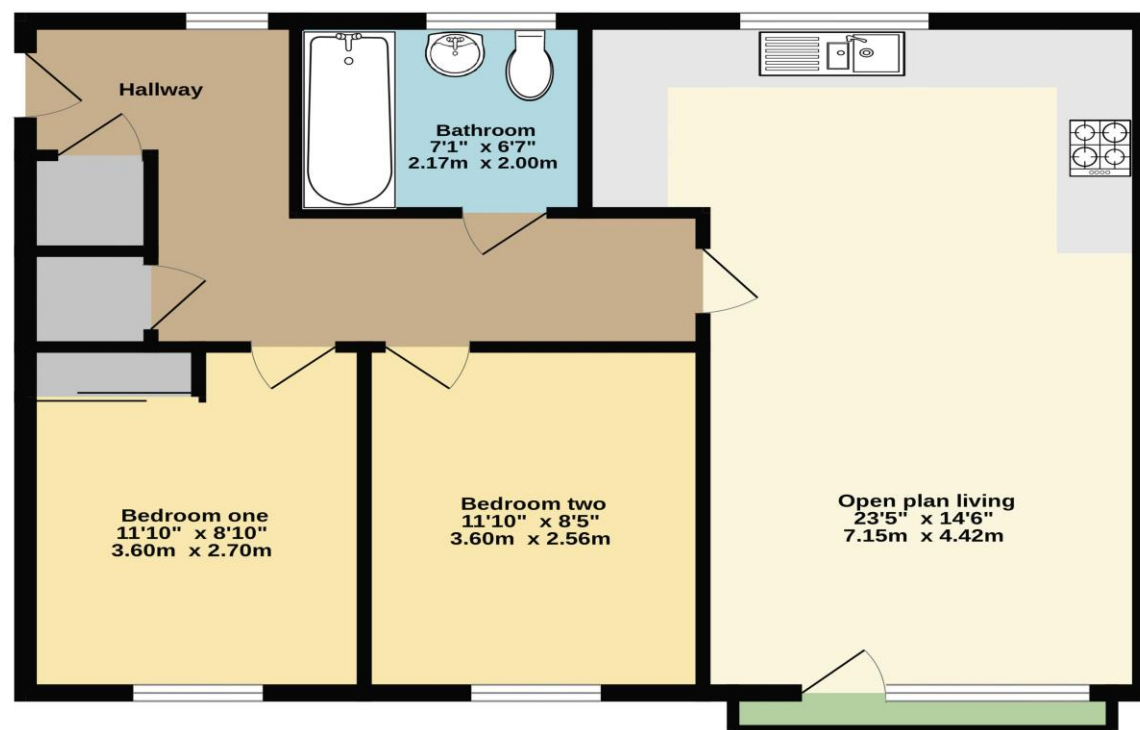
Total floor area

62 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).



TOTAL FLOOR AREA: 672 sq.ft. (62.5 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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