

39 TRAJECTUS WAY
KEYNSHAM
BRISTOL
BS31 2FX
£275,000



GREGORYS
ESTATE AGENTS

**LOCATED WITHIN THE HEART OF THE
PRESTIGIOUS SOMERDALE COMMUNITY
WITHIN KEYNSHAM IS THIS CHIC SECOND
FLOOR, TWO DOUBLE BEDROOM
APARTMENT**

Boasting an exposed brick, industrial profile overlooking the iconic former chocolate factory, this contemporary home can be found at the foot of the impressive tree lined entrance into the development. Occupying a superb, elevated position with the benefit of excellent natural light, the apartment further offers a balcony to the front, ideally positioned to absorb a far reaching view through a break in the neighbouring buildings.

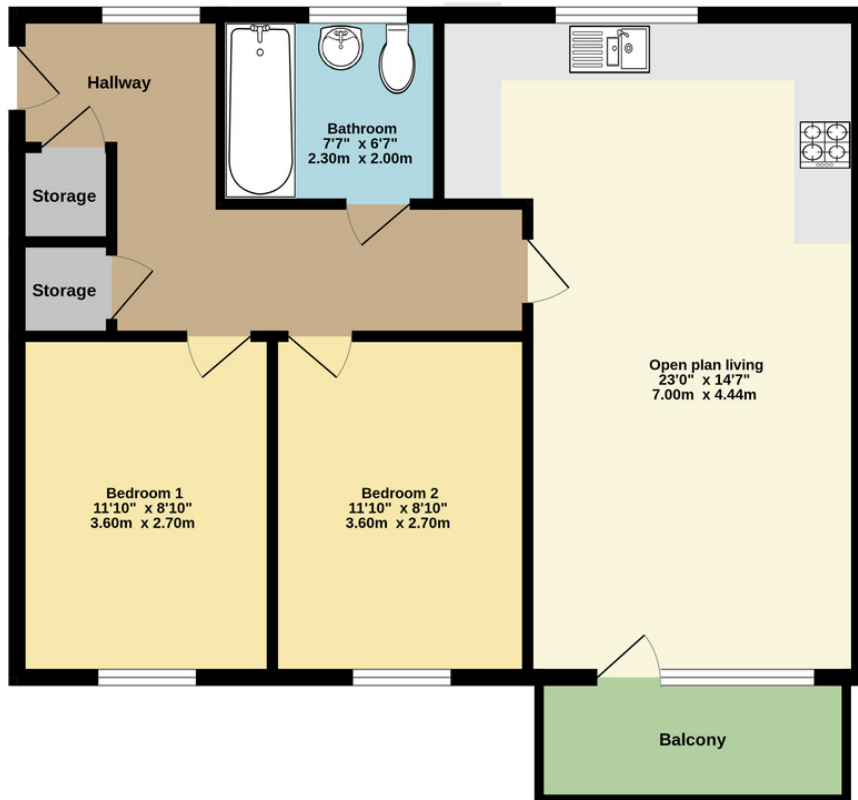
Internally the property comprises of an open plan kitchen living area, with dual aspect light and a well-proportioned, bright fitted kitchen. Each of the two bedrooms provide good double bed proportions, with a stylish bathroom suite and ample storage all accessible from the hall. Externally, the property includes an allocated parking space with further visitors spaces and bicycle storage available.

The development itself has rapidly earned a prestigious status, with an excellent selection of facilities found within the site to include a gymnasium and swimming pool, a doctors surgery, a primary school and eateries just to name a few. For commuters, Keynsham railway station resides just a short, pleasant stroll from the property, with the amenities of Keynsham high street a short distance away.





2nd Floor
672 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 672 sq.ft. (62.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Energy performance certificate (EPC)

39, Trajectus Way
Keynsham
BRISTOL
BS31 2FX

Energy rating

B

Valid until: 2 November 2027

Certificate number: 8453-7839-5859-1417-4902

Property type

Mid-floor flat

Total floor area

62 square metres

Rules on letting this property

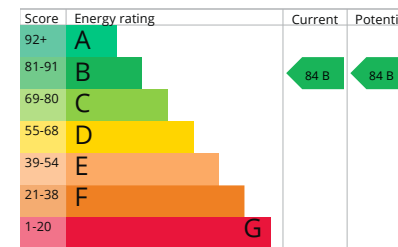
Properties can be let if they have an energy rating from A to E.

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>)

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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