



4 LOUISE PLACE
DAPPS HILL
KEYNSHAM
BS31 1UT
£222,000



GREGORYS
ESTATE AGENTS

Located within the stunning Dapps Hill development and offered for sale with no onward chain, can be found this spacious, two bedroom apartment. Positioned to the second and top floor of this historic development and set within attractive communal grounds, this property is only a brief walk from Keynsham high street, is close to the train station and has immediate access to beautiful countryside walks.

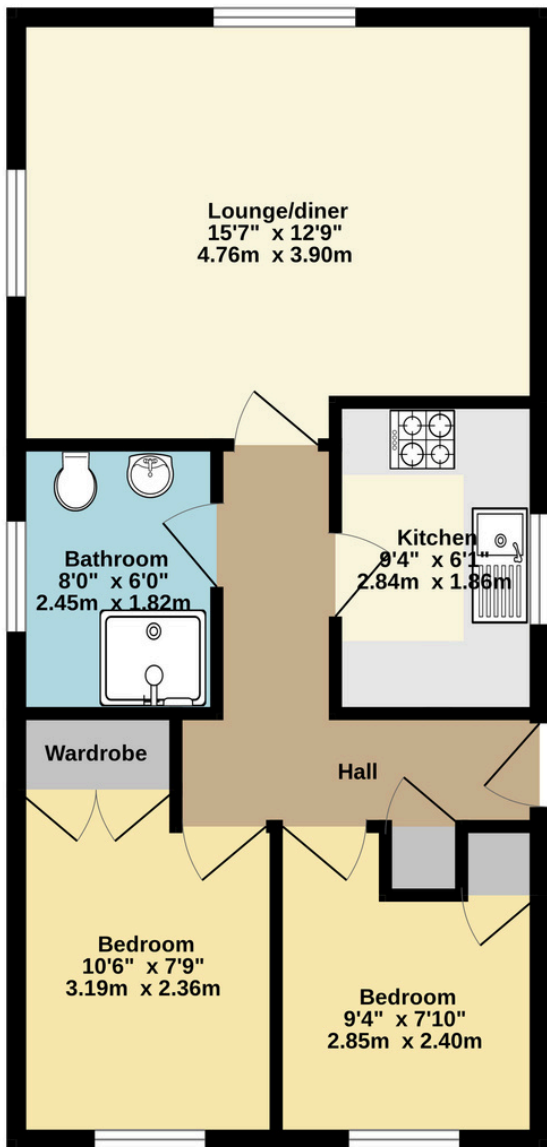
Externally the apartment benefits a single garage, providing secure off street parking or valuable storage. Access to the apartment is by way of an open staircase leading to the top floor with a lovely open landing.

Once inside, the accommodation is spacious in nature and briefly comprises: two bedrooms, both situated to the rear of the building, a fitted kitchen and shower room. The lounge / diner boasts generous proportions and spans the entire width of the building, whilst also offering lovely views of the beautiful, stone mill building itself. Among many additions completed by the owners, the Hardwood, storm-proof windows are a stand out.

The development offers many benefits, including a communal gym and a residents' conservatory overlooking the stunning and expansive grounds. A wonderful place to call home!







Energy performance certificate (EPC)

Flat 4 Louise Place Dapts Hill BRISTOL BS31 1UT	Energy rating 	Valid until: 29 May 2034
		Certificate number: 4034-4525-2300-0020-8272

Property type	Top-floor flat
Total floor area	54 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 C. It has the potential to be C.

[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

