



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

15 Trescothick Close
Bristol, BS31 2BD

£205,000



Positioned within this small, modern development in Keynsham, Trescothick Close provides a convenient location with the high street and Train Station only a short walk away. Built in 2006, this top floor apartment benefits a lengthy lease of 999 years when built with management charges, a reasonable £57pcm. Externally the property is situated to the fringes of Keynsham Rugby ground, and thus provides a wonderful open, green aspect. Allocated parking, secure bicycle storage and a well kept communal garden add further appeal. Internally the accommodation comprises an entrance hallway, two bedrooms, a bathroom comprising a four piece white suite and an open plan living room, complete with a large fitted kitchen. Boasting lovely views, this top floor apartment is worthy of an internal viewing.

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ACCOMMODATION

ENTRANCE

Entrance via a communal door and intercom system with stairs leading to the top floor

HALLWAY

Apartment door from the communal hallway, doors to rooms, radiator, entry phone system, built in cupboard, spot lighting

BATHROOM

A four piece white suite comprising a low level wc, pedestal wash hand basin with chrome mixer tap over, a panelled bath and separate shower enclosure, tiled splash backs, 'Velux' window, chrome heated towel radiator, tiled flooring, extractor fan

BEDROOM ONE

'Velux' window, radiator

BEDROOM TWO

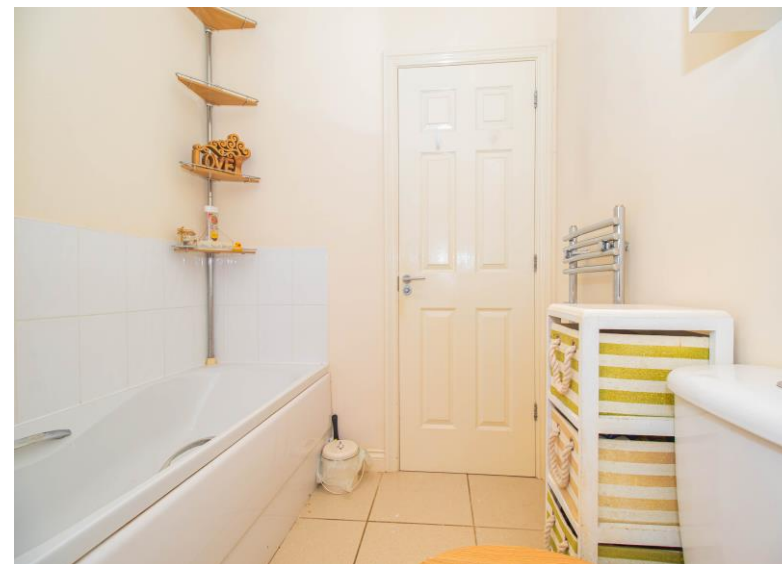
Velux window, radiator

OPEN PLAN RECEPTION ROOM

An open plan living room with kitchen, lounge and dining areas. The kitchen comprises matching wall and base units with roll top work surfaces over, stainless steel one and a half bowl sink and drainer unit, integrated oven and gas hob, space and plumbing for a fridge / freezer and washing machine, wall mounted boiler, double glazed window with views of the rugby ground with Velux window to the rear aspect, part tiled flooring, radiator, spot and wall lighting

PARKING, BIKE STORE & GARDENS

Allocated parking space together with visitor spaces. Stone built outbuilding providing secure bike storage. A communal garden can be found to the rear of the development with steps down to a manicured lawned area bordered by trees and fencing





*Ground Floor
615 sq.ft. (57.1 sq.m.) approx.*



TOTAL FLOOR AREA : 615 sq.ft. (57.1 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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