

44 TRAJECTUS WAY  
KEYNSHAM  
BRISTOL  
BS31 2FZ  
£269,950



GREGORYS  
ESTATE AGENTS

**PRESENTED TO AN EXEMPLARY  
STANDARD AND PROVIDING  
PANORAMIC VIEWS OF THE  
SURROUNDING AREA, IS THIS MODERN  
FIRST 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 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.**

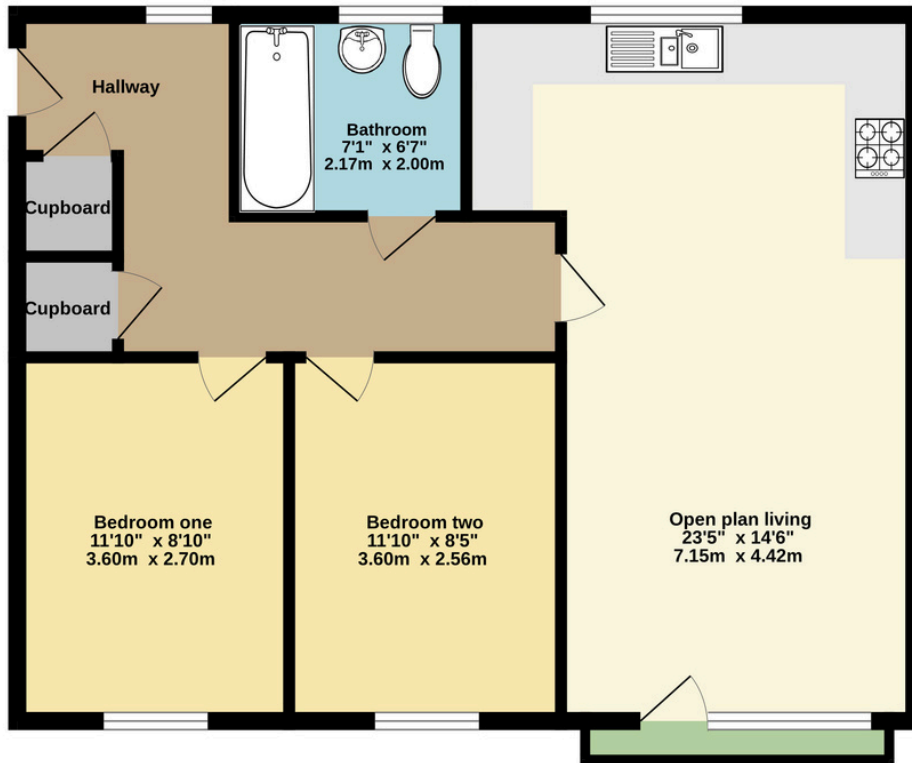
**Parking is by way of one allocated space, located to the front of the development and further visitor spaces to the rear.**

**An early internal viewing is highly recommended.**





First 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 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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### Energy performance certificate (EPC)

44, Trajectus Way Keynsham BRISTOL BS31 2FZ	Energy rating	Valid until:	12 December 2028
	<b>B</b>	Certificate number:	9478-1954-7332-5368-5970

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/landlords-on-the-regulations-and-exemptions).

<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.

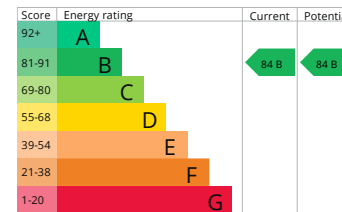
[See how to improve this property's energy efficiency.](#)

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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