

33 ST KEYNA COURT
KEYNSHAM
BRISTOL
BS31 1HB
£229,950



GREGORY
ESTATE AGENTS

A fourth floor apartment (lift access benefits) with wonderful, far reaching views available, from the balcony enjoying a westerly aspect.

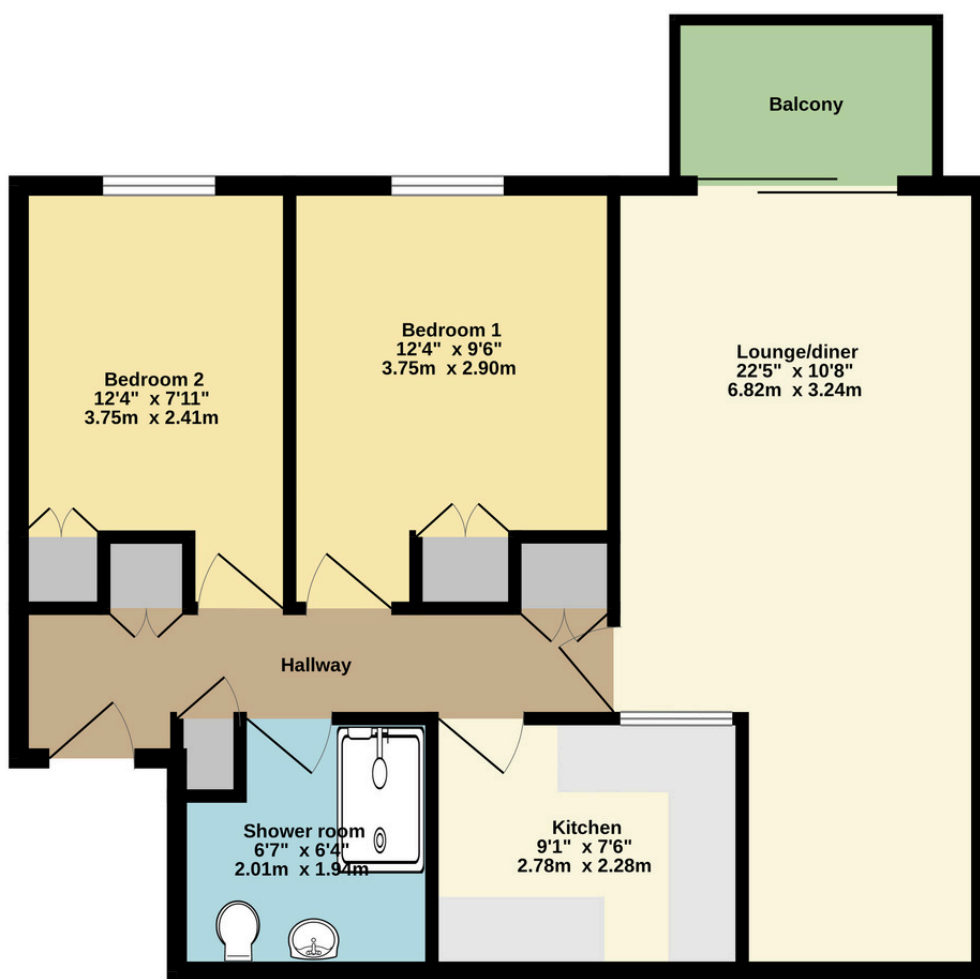
This two bedroom apartment benefits an extended lease and is positioned within a short, flat walk to Keynsham High Street, enabling easy access to the local shops, cafes and lovely open spaces all on offer in Keynsham. Access to the property is via a communal hallway with secure intercom system. Stairs and a lift then provide access to the fourth floor where the apartment can be found to the front aspect.

Once inside an entrance hallway provides access to all rooms. An abundance of storage is available with fitted cupboards and wardrobes to both bedrooms. A spacious lounge / diner provides comfortable living with a lounge and dining area available. Patio doors lead onto a balcony, with space to sit and enjoy the far reaching views and westerly orientation. The kitchen is currently separate and comprise numerous fitted wall and base units. The bathroom has been changed into a convenient shower room and comprises a three piece white suite. Finally both bedrooms are double in size and bathed in natural light.

Furthermore parking is by way of a secure under-croft, where an allocated space can be found. Further visitor parking is available at the entrance of the development.







TOTAL FLOOR AREA: 622 sq.ft. (57.8 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)

33 St. Keyna Court Temple Street Keynsham BRISTOL BS31 1HB	Energy rating	Valid until:	31 July 2034
	D	Certificate number:	7634-6523-0400-0229-0276

Property type	Mid-floor flat
Total floor area	58 square metres

Rules on letting this property

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

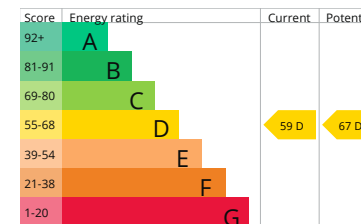
You can read [guidance for landlords on the regulations and exemptions](#)

<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>

Energy rating and score

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

[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



0117 986 6644

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