



33 TRAJECTUS WAY
KEYNSHAM
BRISTOL
BS31 2FX
£274,000

A truly stunning, first floor apartment, positioned within the popular 'Somerdale' development and located only a short walk to Keynsham train station and high street.

Presented to an excellent decorative standard and offering generous proportions throughout, this modern would suit any first time buyer or professional couple. Views of the beautiful chocolate quarter can be enjoyed, particularly from the balcony, a perfect place to sit and enjoy a bit of people watching.

Entrance to the apartment is via the well kept communal hallway and stairs. A light and airy entrance, secure by means of the intercom system with large glazed windows making for a welcoming area. Once inside the apartment, a large hallway overlooks the rear of the property via the floor to ceiling picture window,, whilst storage is readily available via the two large cupboards. Both bedrooms and double in nature and can be found overlooking the front aspect The bathroom again impressed in proportion and comprises a three piece, modern suite. The open plan living room is bathed in natural light due to the south facing window from the kitchen and the door with side panel window leading to the balcony. Within this room can be found a sizeable lounge area immediately adjacent to the balcony doors, a dining area and then the fitted kitchen. The kitchen comprises a surprisingly large number of fitted wall and base units, a large expanse of work surfaces and numerous fitted appliances.

Further benefits include an allocated parking space, whilst a number of visitor spaces are also available. The apartment is heated via a gas, combination boiler and is double glazed throughout. A very impressive apartment, located in a very convenient and hugely popular development, A must view,





1st 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)

33, Trajectus Way
Keynsham
BRISTOL
BS31 2FX

Energy rating
B

Valid until: 2 November 2027

Certificate number: 9556-3847-7891-9803-6415

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.

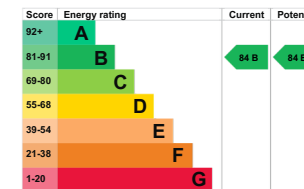
[See how to improve this property's energy efficiency.](#)

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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