

3 THE GRANGE
42 BATH ROAD
KEYNSHAM
BS31 1SN
£300,000

Positioned to the first floor of this historic, grade II two listed property, can be found this premium, two bedroom apartment, offered for sale with no onward chain.

'The Grange' was a wonderful conversion of the old hotel that occupied this attractive building for many a years. Completed circa 2021, this sympathetic re-development into luxury apartments has proven very popular. This particular apartment was originally kept for sale but is now released for the first time on the open market.

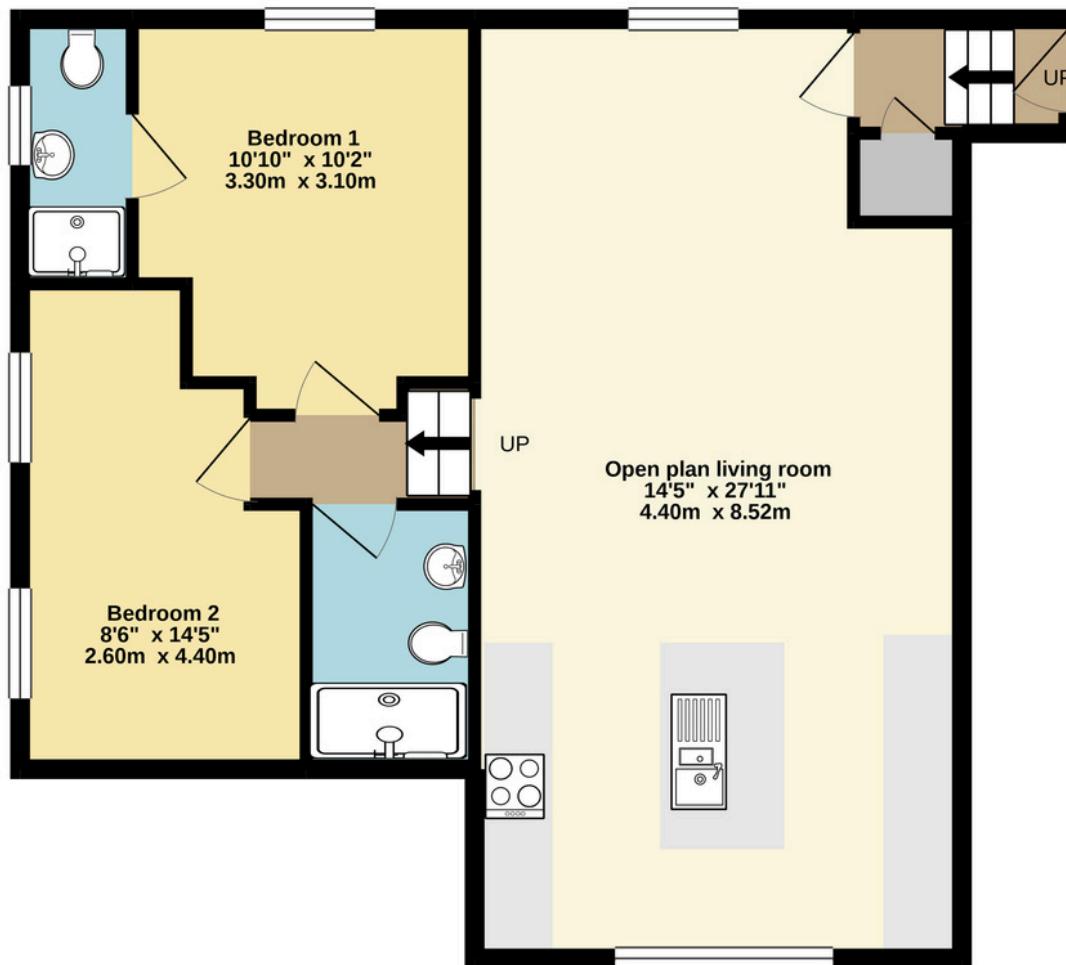
The spacious accommodation benefits the natural character, such an old building benefits, including tall ceilings and beautiful feature windows. The center piece of this stunning apartment is the reception room. Open plan in nature and boasting an impressive 8.5m x 4.5m this in itself is a must see. Natural light floods this room, due to the dual aspect windows to both the front and rear aspects. The fitted kitchen is contemporary in nature and offers numerous built in units, including a large, fitted island - the perfect must have for such a large room. More than enough space is then available for a comfortable lounge and dining areas.

A few steps and an internal lobby then takes you to the two bedrooms, both of which are double in size, with the principle bedroom overlooking the rear aspect. An en-suite shower room benefits the main bedrooms whilst the main bathroom can be found from the hallway, both of which comprise a modern three piece white suite with luxury walk in shower enclosures.

Further benefits include gas central heating, secondary glazed windows and an allocated parking space located to the front of the property.







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)

Flat 3, The Grange
42 Bath Road
Keynsham
BRISTOL
BS31 1SN

Energy rating

B

Valid until: 9 September 2030

Certificate number: 8650-7031-7690-9240-1292

Property type: Mid-floor flat

Total floor area: 71 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.

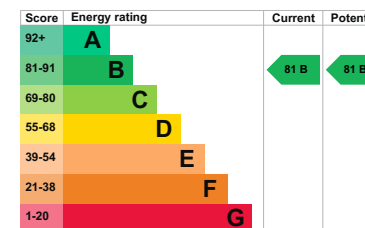
[See how to improve this property's energy efficiency.](#)

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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