



3 HARLECH CLOSE  
KEYNSHAM  
BRISTOL  
BS31 2PJ  
£80,000



**A shared ownership property with 40% ownership available to purchase. Further % ownership is available to buy, either prior to purchase or on a 'staircasing' option whilst living at the property.**

**Located to the first floor of this small development of only six properties, this modern one bedroom apartment offers spacious accommodation, with many rooms bathed in natural light.**

**Externally the property offers a number of resident benefits including a large garden laid to lawn, a bike and bin store and a number of parking spaces, available on a first come first serve basis.**

**Internally, the property can be accessed via a secure intercom system and a communal hallway with stairs leading to the first floor. Once inside the apartment a welcoming hallway greets, with a cupboard providing valuable storage and then access to all rooms. The living room is generously proportioned and flooded in natural light, due to the dual aspect windows and feature 'French' doors with 'Juliette' balcony. The reception room comprises a comfortable lounge area and an impressive kitchen / breakfast room. The kitchen consists of a large number of built in wall and base units and a breakfast bar with further storage under and sits four people comfortably. The bedroom, found to the rear of the property is a lovely double room and benefits fitted wardrobes. Completing the accommodation, a bathroom, of which comprises a three piece white suite.**

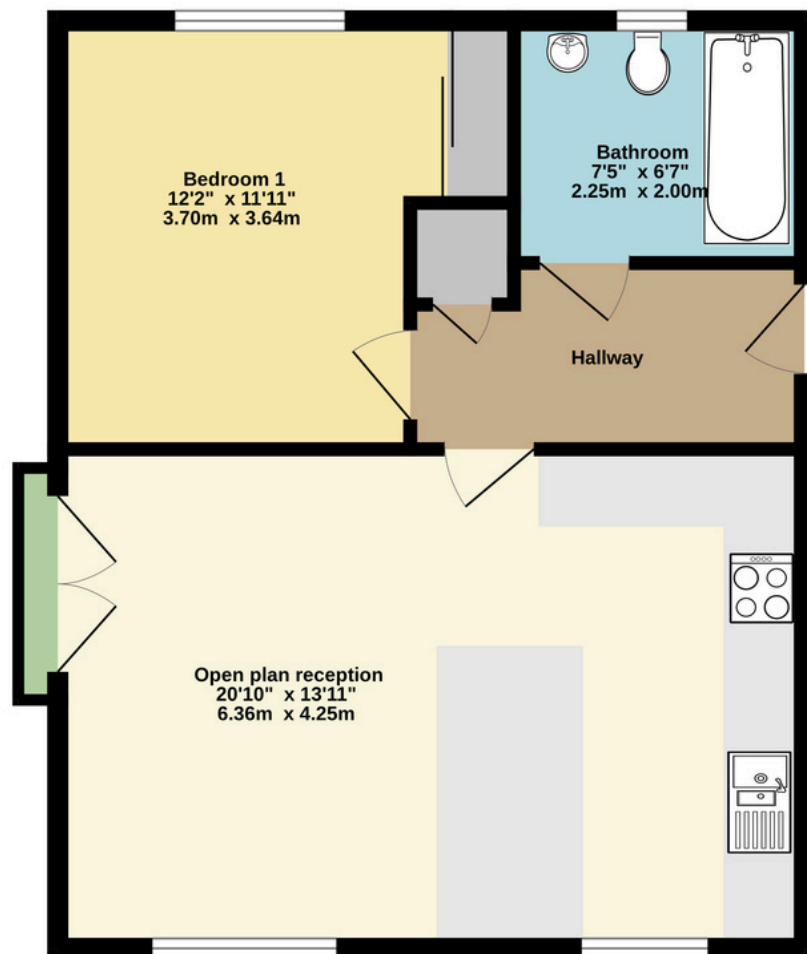
**Further benefits include a double glazed windows and gas central heating via a gas combination boiler. A wonderful opportunity to own an impressive one bedroom apartment under the shared ownership scheme.**











TOTAL FLOOR AREA : 542 sq.ft. (50.3 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)

3 Harlech Close Keynsham BRISTOL BS31 2PJ	Energy rating <b>B</b>	Valid until:	27 May 2035
		Certificate number:	3135-7825-2500-0278-0226

Property type	Mid-floor flat
Total floor area	50 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.

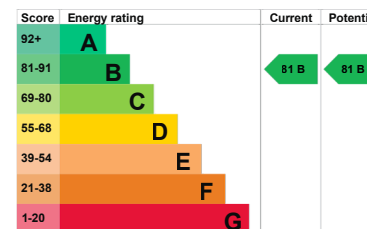
[See how to improve this property's energy efficiency.](#)

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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