



## 19 Fairacres Close, Bristol, BS31 1TT

**£159,995**

**\*\*NO ONWARD SALES CHAIN\*\*** A purpose built ground floor TWO BEDROOM apartment. The property benefits from uPVC double glazing, electric night storage heaters and is situated close to Keynsham High Street with local amenities. Off street parking space is available on a first come, first serve basis. A viewing is highly recommended.

Fairacres Close comprises 42 apartments and a three bedroom house. The Visiting Development Manager can be contacted from various points within each property in the case of an emergency and a pendent call system. For periods when the Visiting Development Manager is off duty there is a 24 hour emergency Appello call system. It is a condition of purchase that residents be over the age of 55 years. There is a monthly maintenance fee of £290.

Keynsham is ideally situated between Bristol and Bath, is well serviced by good road and rail networks. Keynsham High Street offers a variety of shops, public houses and restaurants. It has an award winning Memorial Park together with excellent primary and secondary schools.

Entrance via front door into

### Hallway

Two storage cupboards with shelving, electric radiator, door to

### Sitting Room

15'7" x 9'6" (4.75 x 2.90)



uPVC double glazed windows to side and front aspects, wall lights, intercom system, electric radiator, opening into

### Kitchen

10'3" x 7'3" (3.13 x 2.22)



uPVC double glazed window to side aspect, a recently refitted kitchen with a range of wall and floor units with work surface over, 1 1/4 bowl stainless steel sink drainer unit with mixer taps over, fitted oven and electric hob with extractor hood over, space and plumbing for automatic washing machine, space for fridge/freezer, wood effect flooring.

### Bedroom 1

12'11" x 10'10" (3.94 x 3.32)



uPVC double glazed window to front aspect, electric radiator.

### Bedroom 2

9'0" x 8'6" (2.76 x 2.60)



uPVC double glazed window to side aspect, electric heater.



### Shower Room

9'0" x 6'1" (2.76 x 1.87)



Obscured uPVC double glazed window to side aspect, suite comprising pedestal wash hand basin with mixer taps, close coupled w/c, shower cubicle with fitted shower attachment, tiled effect flooring, part tiled walls, heated towel rail.

### Outside



The outside of the property is mainly well tended communal grounds which are covered in the maintenance fee.

## Floor Plan



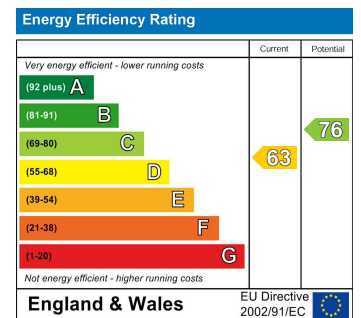
Total floor area 55.9 sq.m. (601 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.