



Flat 13 Victoria House, Dapps Hill, Bristol, BS31 1UL

£465,000

Welcome to Victoria House, a charming three-bedroom apartment presented to an excellent standard throughout and located in the heart of Keynsham, Bristol. This unique first-floor apartment, nestled within the historic Albert Mill in the Dapps Hill conservation area, offers a blend of history and modern living. The property is thoughtfully arranged over three floors, providing ample space for comfortable living. As you step inside, you are greeted by a generous lounge/dining room, a beautifully finished kitchen, a versatile study/bedroom, and a convenient WC on the ground floor.

Venture upstairs to discover a sitting room on a mezzanine level, offering stunning views of the picturesque surroundings. The first floor also features a luxurious master bedroom with an en suite shower room, while the top floor boasts two additional bedrooms and a family bathroom.

One of the highlights of this property is the array of communal facilities available, including a mill room with original machinery, a conservatory, a gymnasium, and delightful riverside gardens. The complex is centered around the tranquil River Chew and is surrounded by rolling countryside, providing a peaceful retreat from the hustle and bustle of everyday life.

Entrance via front door giving access into

L-Shaped Hallway

Coving, wall mounted electric radiator, intercom system, understairs storage, space for hanging coats, stairs rising to first floor landing, doors to

Downstairs WC

Low level w/c, wash hand basin, wall lights, extractor, electric wall mounted heater, coving.

Study



Double glazed windows with deep window sills to side aspect enjoying pleasant views over the nearby river Chew, coving, small electric radiator.

Sitting/Dining Room

21'7" x 17'5" (6.59 x 5.31)



Feature arched windows to both side and rear aspects, coving, inset spots, electric fire with stone surround, hearth and mantel over, alcove shelving, 2 electric wall mounted heaters, step up through multi glazed door into

Kitchen

10'3" x 9'1" (3.13 x 2.77)



Double glazed window to rear aspect enjoying lovely views over the river, coving, inset spots, a range of wall and floor units with worksurface over, stainless steel sink with mixer taps over, tiled splashbacks, 4 ring electric Hotpoint cooker with oven and grill, and extractor hood over, built in fridge and freezer, full sized Miele dishwasher, tiled flooring.

First Floor Landing

Coving, storage cupboard with hanging rail and shelving, stairs rising to second floor landing, doors to

Utility Cupboard

Belfast style sink with taps over, space and plumbing for automatic washing machine and tumble drier, extractor, inset spots, wall mounted electric heater.

Mezzanine Snug



Glazed balustrade, coving, double glazed windows to both side and rear aspects enjoying lovely views over the river Chew, electric radiator.

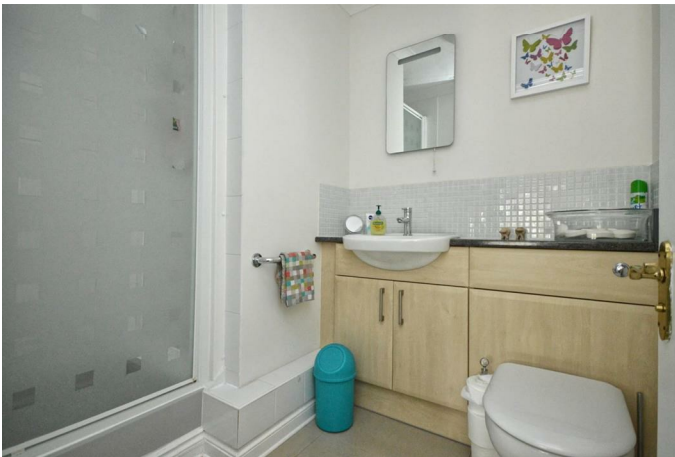
Bedroom Two

11'8" x 11'2" (3.56 x 3.41)



Double glazed window to side aspect, electric radiator, coving, fitted mirrored wardrobes with hanging rail and shelving, door to

En Suite Shower Room



Concealed cistern w/c, wash hand basin with mixer tap over and storage beneath, step up to fully tiled enclosed shower cubicle with hinged glazed door with electric Mira Sport shower over, tiled flooring, coving, extractor, vanity mirror with light, tiled mosaic splashbacks, electric wall heater.

Second Floor Landing



Velux window, access to loft space, doors to

Shower Room

7'9" x 7'7" (2.38 x 2.33)



Suite comprising concealed cistern w/c, wash hand basin with chrome mixer tap over and open storage beneath with glazed shelf, fully tiled large walk in shower cubicle with a mainly fixed glazed shower screen and Mira Sport shower over, fully tiled, tiled flooring, large fitted mirror, extractor, heated electric towel rail, wall lights, coving.

Main Bedroom

19'7" x 9'9" (5.98 x 2.98)



Velux window to side aspect, eaves storage cupboards, electric wall mounted heater, fitted mirror fronted wardrobes with hanging rail and shelving.

Bedroom Three

11'2" x 7'2" (3.41 x 2.20)



Velux window to side aspect, eaves storage, electric wall mounted radiator, coving.

Garage



Large single garage accessed via up and over door, separate residents parking.

Residents Facilities



Dapps Hill complex boasts a fine selection of residents facilities including that of a gymnasium, conservatory and mill entrance hallway with several of the original

mill parts on display and externally offering riverside terrace and pretty riverside gardens with a delightful picnic area.

Directions

Sat Nav BS31 1UL

Agents Note

****NO PETS ALLOWED****

Fischer heating system (individually controlled)
Window shutters will be included with the sale

Floor Plan



Total area: approx. 154.3 sq. metres (1660.6 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	70
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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