



Victoria House Dapps Hill, Bristol, BS31 1UL

£300,000

Nestled in the charming conservation area of Dapps Hill, Keynsham, this well-presented two-bedroom apartment offers a unique blend of modern living and historical charm. The property is situated on the second floor and is arranged over two floors, this property is part of the prestigious Victoria House development, which is conveniently located within easy walking distance of Keynsham High Street. Here, residents can enjoy excellent transport links to the vibrant cities of Bristol and Bath.

The apartment features a spacious reception room, perfect for relaxation or entertaining guests, alongside two comfortable bedrooms and a well-appointed bathroom. One of the standout features of No 15 Victoria House is the inclusion of a single garage, providing secure parking for one vehicle.

Residents of this delightful complex can take advantage of superb communal facilities that enhance the living experience. The property retains original features that hark back to its historical roots as a logwood mill, dating back to the Domesday era. Among the communal amenities are a mill room showcasing original machinery, a conservatory, a gymnasium, and beautifully maintained riverside and woodland gardens that offer a tranquil escape.

Entrance via front door into

Hallway

Economy 7 wall mounted heater, stairs rising to master bedroom, storage cupboard, coving, doors to

Bathroom

5'10" x 5'4" (1.79 x 1.64)



Suite comprising low level Roca W/C, p-shaped panelled bath with hinged glazed shower screen and mains shower with separate shower attachment over, tiled flooring, extractor, inset spots, chrome heated radiator, wall lights.

Bedroom Two

12'6" x 8'5" (3.83 x 2.57)



Double glazed windows to side aspect enjoying beautiful views over the River Chew and weir below, communal garden, woodland and fields beyond, electric wall mounted radiator, coving, high ceilings, built in floor to ceiling double wardrobe / storage cupboard with shelves and hanging rail and space for drawers. This room provides space for home office also.

Open Plan Sitting/Dining Room

26'9" x 14'4" (8.16 x 4.37)



Double glazed windows to front aspect, wall mounted electric heater, coving, exposed wooden beams with double height ceiling over lounge area, under stair storage cupboard with shelving, space for dining table, opening to

Kitchen



Tiled flooring, a range of wall and floor units with granite work surface over, tiled splash backs, under unit lighting, electric Neff hob with extractor hood over, oven and grill beneath, integrated washing machine, slimline built in Neff dishwasher, Franke 1 1/4 bowl stainless steel sink drainer unit, built in fridge and freezer, coving, light, built in Neff microwave.

Master Bedroom (First Floor)

19'4" x 12'0" (5.90 x 3.67)



Velux window, exposed wooden beams surrounding an alcove seating area with ample storage underneath, internal windows looking down onto the sitting room area, built in floor double wardrobe with hanging rail and shelving, electric heater, lights.

Directions

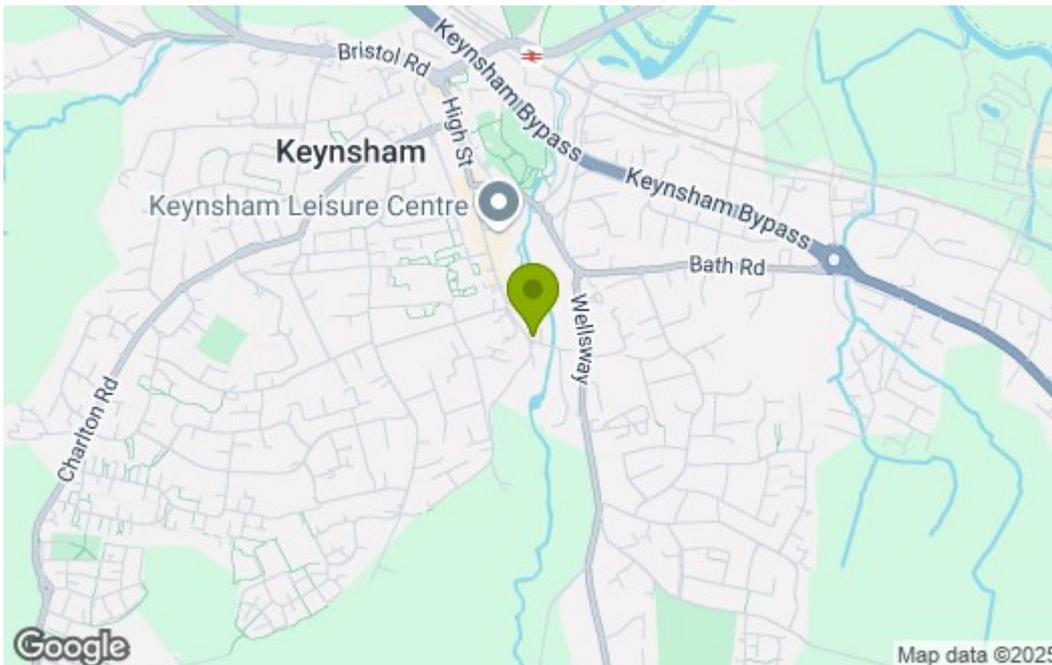
Sat Nav BS31 1UL

Floor Plan

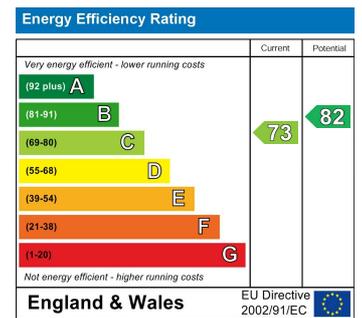


Total area: approx. 82.9 sq. metres (892.2 sq. feet)
15 Victoria House, Dapps Hill, Keynsham

Area Map



Energy Efficiency Graph



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