



## Flat 2 The Old School, Rockhill Estate, Bristol, BS31 1PD

**£1,400 Per Month**

**\*\*BARN CONVERSION\*\*** A two bedroom first floor apartment situated on the popular Wellsway in Keynsham with two allocated parking spaces.

This beautiful property has been renovated to an extremely high standard throughout and briefly comprises open plan kitchen/living area, two double bedrooms and bathroom.

The property benefits from stunning views across the valley to the river Chew with open plan living accommodation with exposed beams, gas fired central heating, double glazing and two allocated parking spaces.

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.

In fuller the accommodation briefly comprises

Access to the front door is via galvanised steps with balcony to front door. Entrance via contemporary front door into

OPEN PLAN KITCHEN/DINING/LIVING ROOM 5.87m x 4.43m (19ft 3 x 14ft 6)

Dual aspect double glazed windows to front and rear aspects, oak flooring in dining/living room and wood effect tiled flooring in kitchen, double radiator, wall lights, exposed beams, a range of wall and floor units with marble work surfaces over, stainless steel Franke sink drainer unit with Franke mixer taps over with boiling water feature, integrated washing machine and slimline dishwasher, 4 ring electric hob with oven beneath and extractor hood over, integrated fridge freezer, wall lights and integrated spots, sliding oak door into

HALLWAY

Double glazed window to rear aspect, single radiator, inset spots, doors to

BEDROOM ONE 2.71m x 4.56m (8ft 11 x 14ft 11)

Dual aspect double glazed windows to front and rear aspect, double radiator, wall lights, exposed beams, additional roof space storage.

BEDROOM TWO (3.54m x 3.40m (11ft 7 x 11ft 2)

Double glazed window to front aspect, single radiator, inset spots, exposed beams, door to bathroom.

BATHROOM

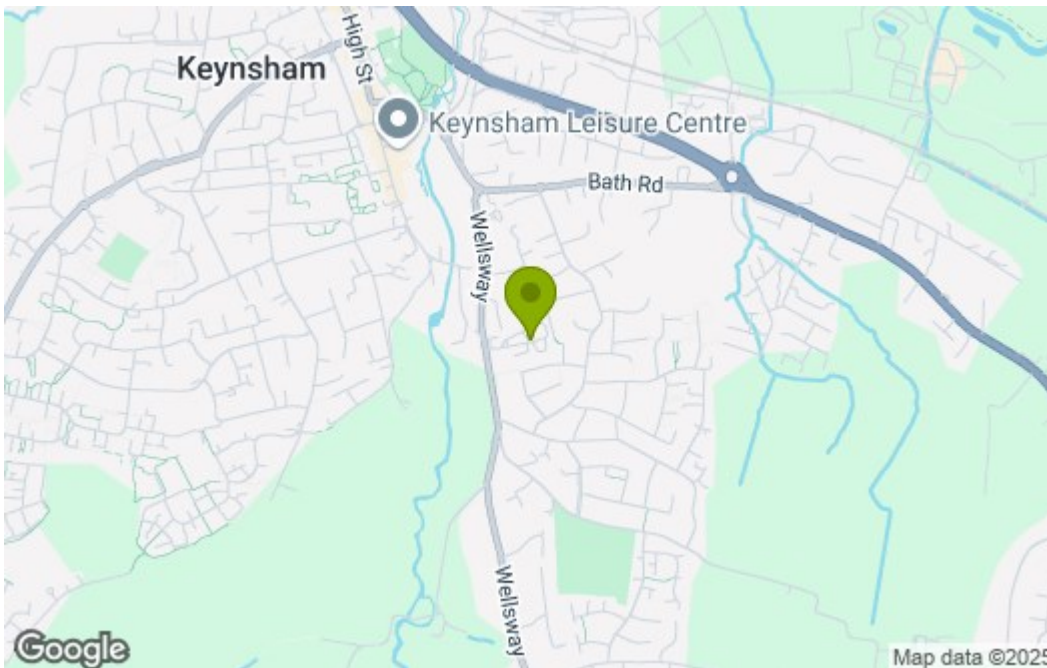
Suite comprising close coupled w/c, wash hand basin with mixer tap over and storage beneath, step up to marble shower cubicle with sliding glazed door, rainfall shower with separate shower attachment and controls, heated chrome towel rail, extractor, wood effect tiled flooring, vaulted ceiling, wall light, door to further storage cupboard. (Bathroom lighting is controlled by PIR system)

## Floor Plan

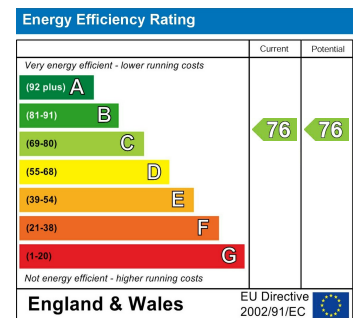


Total area: approx. 62.1 sq. metres (668.7 sq. feet)  
Flat 1 The Barn , 59 Wellsway , Keynsham, Bristol

## Area Map



## Energy Efficiency Graph



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