



51 AESOP DRIVE
KEYNSHAM
BRISTOL
BS31 2GP

£209,950



GREGORYS
ESTATE AGENTS

BUILT IN 2019 AND FINISHED TO AN EXCEPTIONAL STANDARD THROUGHOUT, THIS BEAUTIFULLY PRESENTED ONE-BEDROOM FIRST FLOOR MAISONETTE OFFERS STYLISH, LOW-MAINTENANCE LIVING WITH ITS OWN PRIVATE ENTRANCE, ALLOCATED PARKING AND AN ABUNDANCE OF NATURAL LIGHT.



Stepping through your own private front door, you're welcomed into the entrance hall with stairs leading to the first floor. At the top of the landing, a generous double-door storage cupboard provides excellent everyday practicality.

The spacious double bedroom sits to the left of the landing and benefits from two large windows, creating a wonderfully bright and airy space. At the end of the landing, the bathroom is fitted with a white suite comprising a bath with overhead shower, wash hand basin and WC, all presented in immaculate condition.

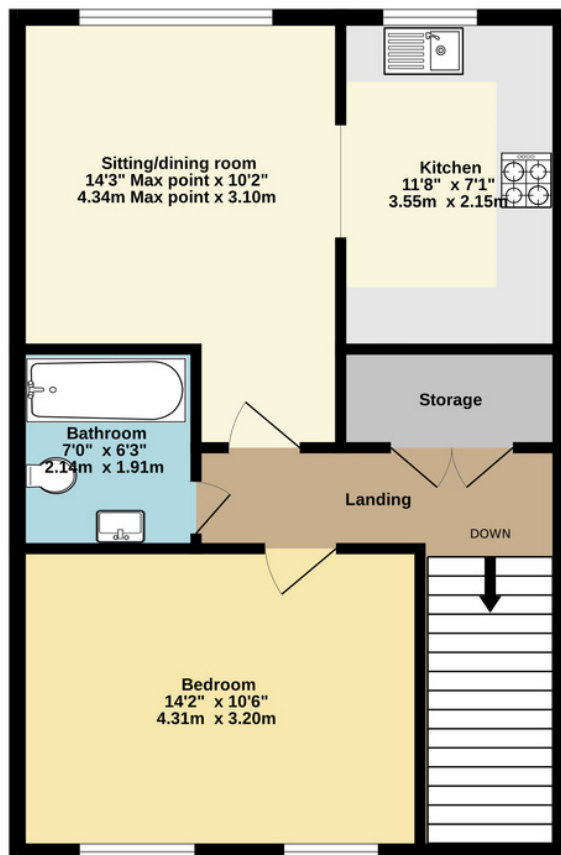
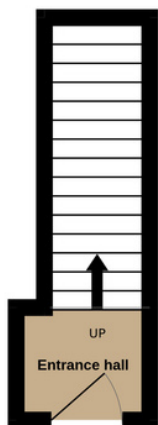
To the right, the property opens into a generous living and dining area, perfectly designed for both relaxing and entertaining. A large opening connects the living space to the kitchen, creating a layout that feels open and sociable while still maintaining clearly defined spaces. The modern kitchen is fitted with a range of wall and base units, an inset sink, integrated oven and hob, offering everything needed for day-to-day living.



Outside, the property benefits from an allocated parking space, while its own private entrance adds to the sense of independence that is often difficult to find in apartment living.

Situated on the fringe of Keynsham, the property enjoys a convenient position within approximately 1.2 miles of Keynsham High Street, where you'll find an excellent selection of independent shops, cafés, restaurants and supermarkets, along with a mainline railway station providing direct links to Bristol and Bath.





TOTAL FLOOR AREA : 616 sq.ft. (57.2 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.
Made with Metroplan 6/20/25

Energy performance certificate (EPC)

51, Aesop Drive Keynsham BRISTOL BS31 2GP	Energy rating B	Valid until: 13 March 2029
		Certificate number: 0062-3834-7671-9391-2341

Property type	Top-floor flat
Total floor area	52 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.

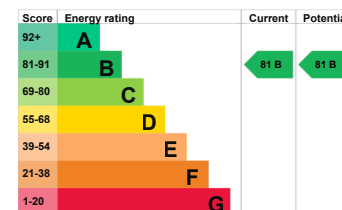
[See how to improve this property's energy efficiency.](#)

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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