



FLAT 5, THE REGENTS
BACK LANE
KEYNSHAM
BS31 1DG
£235,000

ENJOYING A LOVELY OUTLOOK ACROSS KEYNSHAM'S MEMORIAL PARK, THIS SUPERB GROUND FLOOR APARTMENT OFFERS A PARTICULARLY APPEALING SETTING WITHIN THE PRESTIGIOUS RETIREMENT DEVELOPMENT OF THE REGENTS. WITH A PRIVATE PAVED PATIO, WELL-APPOINTED ACCOMMODATION AND THE ADDED BENEFIT OF NO ONWARD CHAIN, THIS IS A WONDERFUL OPPORTUNITY TO SECURE A HOME IN A HIGHLY REGARDED DEVELOPMENT.

The Regents is ideally positioned just a short, level walk from Keynsham High Street, making local shops, cafés and everyday amenities easily accessible. Residents can also enjoy an impressive range of communal facilities, including a residents' lounge, dining area, conservatory, library and laundry room. Outside, the beautifully maintained communal gardens provide a choice of seating areas, all complemented by attractive green views across the park.

Flat 5 is accessed via a secure communal entrance with an intercom system and offers well-arranged accommodation comprising an entrance hallway, a double bedroom with fitted wardrobes, a bathroom and a comfortable lounge/diner. A door from the living space opens directly onto the paved patio, creating a lovely spot to sit and enjoy the peaceful outlook across the park. Completing the accommodation is a separate modern fitted kitchen, incorporating a range of integrated appliances.

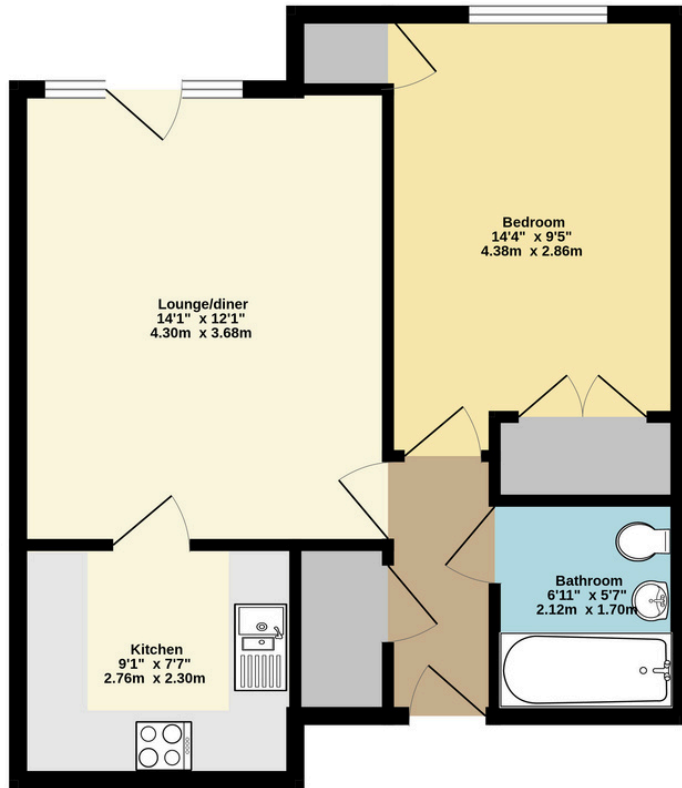
Ground floor apartments within The Regents are always sought after, particularly those positioned to the rear with views across Memorial Park. With its attractive outlook, convenient location and no onward chain, an early internal viewing is highly recommended.







Ground Floor
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 489 sq.ft. (45.5 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.
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Energy performance certificate (EPC)

Flat 5
The Regents
Back Lane
BRISTOL
BS31 1DG

Energy rating
C

Valid until: 3 January 2034

Certificate number: 0380-2884-0390-2404-1351

Property type

Ground-floor flat

Total floor area

45 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)

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Energy rating and score

This property's energy rating is C. It has the potential to be B.

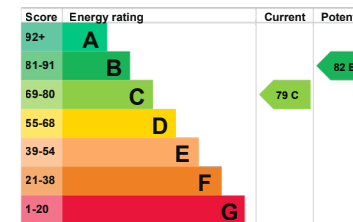
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get aratingfromA(best)toG (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



GREGORYS
— ESTATE AGENTS —

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