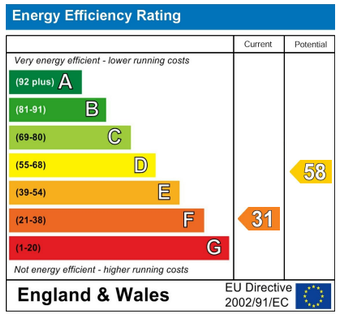
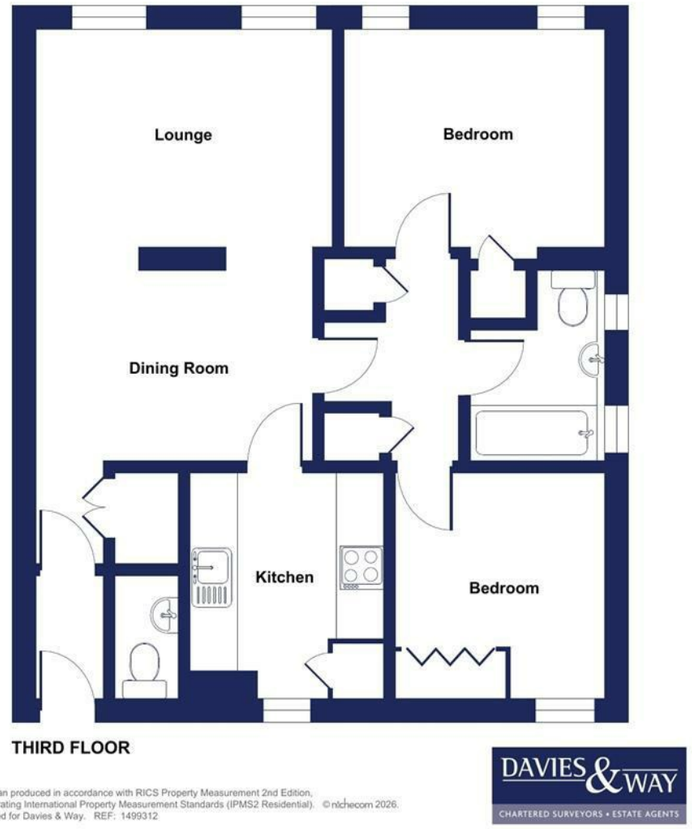


Old Vicarage Green, Keynsham, Bristol, BS31

Approximate Area = 676 sq ft / 62.8 sq m

For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Davies & Way. REF: 1499312

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26 Old Vicarage Green, Keynsham, Bristol, BS31 2DQ



£235,000

A bright and airy two double bedroom upper floor Apartment that enjoys a central town location.

- Top Floor Apartment
- Lounge
- Dining Room
- Kitchen
- Two double bedooms
- Bathroom
- WC
- Garage
- Far reaching views

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RICS

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26 Old Vicarage Green, Keynsham, Bristol, BS31 2DQ

Enjoying an enviable town centre setting just moments from the High Street's wide range of shops, cafés and amenities, this well-presented two double bedroom upper floor apartment also benefits from delightful far-reaching countryside views from several rooms. Offering bright, spacious accommodation throughout, it is ideally suited to both first-time buyers and those looking to downsize.

The apartment is accessed via a well-maintained communal entrance with stairs rising to the third floor. Inside, a welcoming entrance hallway provides access to a useful WC and leads through to a generous dining room that is partially open-plan to a light and airy lounge. Together, these impressive living spaces are enhanced by four floor to ceiling double glazed windows, flooding the rooms with natural light while enjoying attractive views across the town. The fitted kitchen overlooks the nearby countryside and is complemented by a practical walk in pantry, providing excellent additional storage. There are two well proportioned double bedrooms, both benefiting from built in wardrobes, while the accommodation is completed by a neutrally decorated three piece bathroom fitted with a shower over the bath.

Externally, residents have access to a communal courtyard with ample clothes drying space, while the property further benefits from a single garage fitted with an electric up and over door.

INTERIOR

GROUND FLOOR
Communal telephone entry system providing access to internal hallway, that directly leads to resident's clothes drying area and rises to the first floor and onto Apartment number 26.

THIRD FLOOR

INTERNAL HALLWAY 1.9m x 0.9m (6'2" x 2'11")
Glazed door leading to dining room, door leading to WC

WC 1.3m x 0.8m (4'3" x 2'7")
Matching two piece suite comprising wash hand basin and hidden cistern WC, extractor fan, splashbacks to all wet areas.

DINING ROOM 3.6m x 2.5m (11'9" x 8'2")
Double glazed window to side aspect, electric radiator, power points, built in storage cupboard, door leading to kitchen, door leading to internal hallway, openings leading to lounge.

LOUNGE 3.8m x 2.8m (12'5" x 9'2")
Dual aspect double glazed windows to front and side aspects, power points.

KITCHEN 2.8m x 2.5m (9'2" x 8'2")
Double glazed window to rear aspect enjoying far reaching views, range of matching base units with roll top work surfaces, double stainless steel sink with mixer tap over, integrated electric oven and four ring electric hob, space and plumbing for slimline dishwasher and space and power for upright fridge/freezer. Integrated sliding work top providing additional work surface space. Power points, splashbacks to all wet areas, pantry storage cupboard.

INTERNAL HALLWAY 2.6m x 0.8m (8'6" x 2'7")
Two storage cupboards (one housing warm air boiler), power point, doors leading to rooms.

BEDROOM ONE 3.3m x 2.8m (10'9" x 9'2")
Dual double glazed windows to front aspect, built in wardrobe, electric radiator, power points.

BEDROOM TWO 2.8m x 2.7m (9'2" x 8'10")
Double glazed window to rear aspect enjoying far reaching views, built in double wardrobe, power points, electric radiator, power points

BATHROOM 2.5m x 1.8m (8'2" x 5'10")
Dual obscured double glazed windows to side aspect, matching three piece suite comprising wash hand basin, low level WC and panelled bath with electric shower over, heated towel rail, tiled splashbacks to all wet areas.

EXTERIOR

GARAGE
Single garage located below the Apartment that's accessed via an electric up and over door, benefitting from power and lighting.

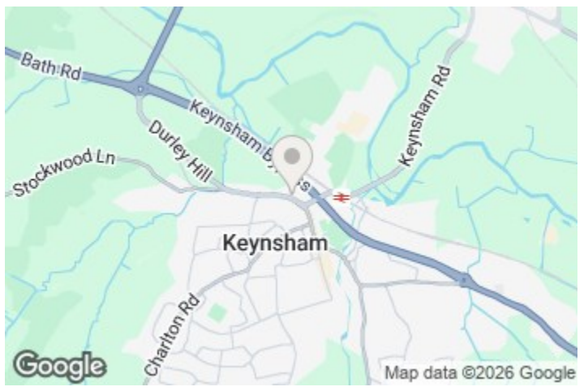
RESIDENT'S COURTYARD
Courtyard that residents have exclusive use of mainly laid to patio and predominantly utilised as a clothes drying area.

TENURE
This property is shared leasehold. There is approximately 948 years remaining of a 999 years lease. An annual service charge of £1,536.00 is due, which is payable monthly.

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band B according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
The property has the benefit of mains, gas, electricity, water and warm air central heating.

Local authority: Bath and North East Somerset
Services: All services connected.
Broadband speed: Ultrafast 1000mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2 and Vodafone - all likely available (Source - Ofcom).



















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