

**3 FAIRHOLM MANOR
KEYNSHAM
BRISTOL
BS31 1JF
£365,000**



G R E G O R Y S
— E S T A T E A G E N T S —

SET WITHIN THE PRESTIGIOUS 'FAIRHOLM MANOR' DEVELOPMENT, A SMALL CLUSTER OF PREMIUM APARTMENTS, ALL BENEFITTING THE MOST WONDERFUL OF FAR-REACHING VIEWS OVER THE SURROUNDING COUNTRYSIDE.

The development offers pristine communal areas including extensive, manicured gardens and an abundance of parking. In-fact this apartment benefits two allocated parking spaces, perfect for any professional couple.

Entrance is via a secure intercom system and into the light and airy communal hallway. Stairs and a lift then lead to the first floor, where this impressive apartment can be found. Spanning the entire length of the property, the apartment boasts generous accommodation throughout. The main living room has an open plan feel and is set to the rear of the building, where the amazing views can be appreciated, From the reception room, the balcony can be accessed. The large, westerly balcony is of a size to comfortably sits out and enjoy, whilst taking in the beautiful open countryside. The reception room itself comprises a lounge. dining area and the kitchen. The kitchen comprises numerous built in units and appliances with expansive work surfaces over.

Both bedrooms are double in nature with the principle bedroom in-particular offering a vast space, complete with an ensuite shower room. Both the en-suite and main bathroom, accessed via the hallway, comprise a modern, white suite. The hallway itself makes for the perfect entrance to the apartment. Impressive in size and with a large double storage cupboard upon entrance, the hallway then leads to all the accommodation.

Furthermore the property benefits underfloor heating and double glazed windows. The property is sold with no onward chain.

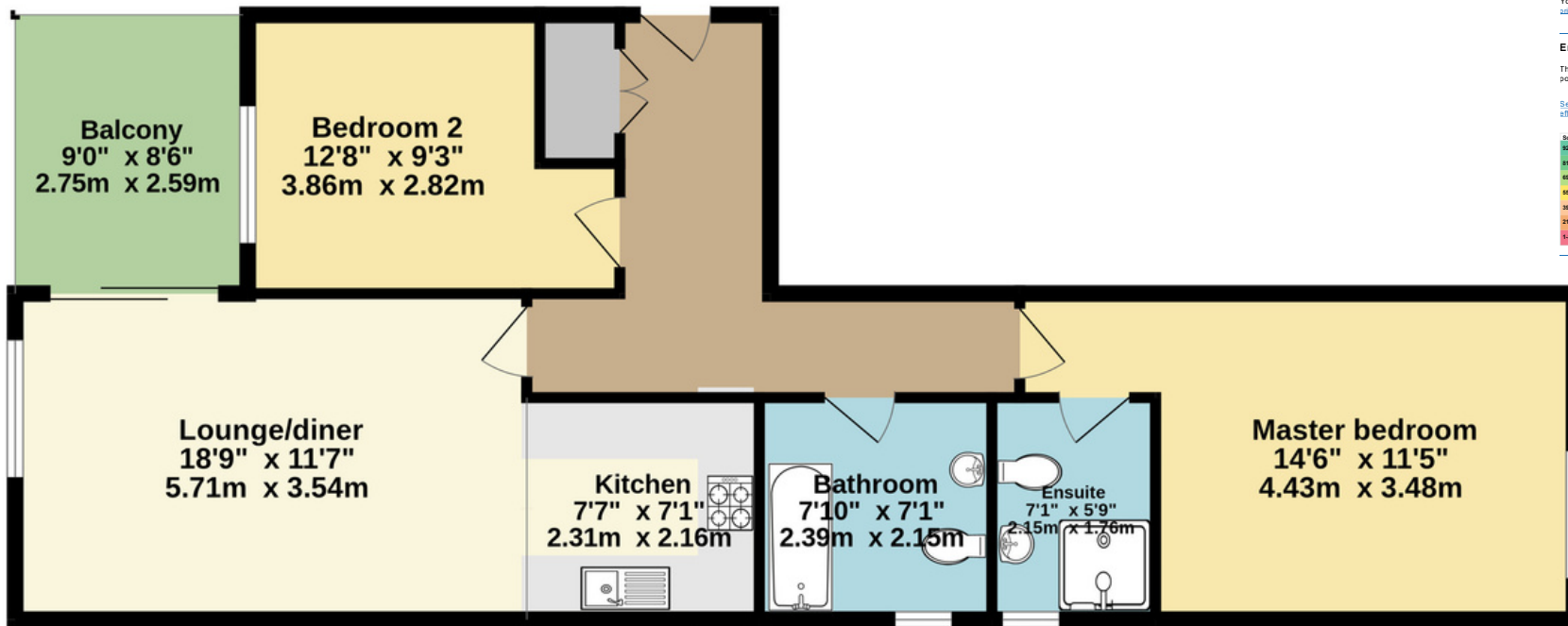
Please note the sale of the property is subject to probate being granted.







1st Floor
815 sq.ft. (75.7 sq.m.) approx.



Energy performance certificate (EPC)		
Flat 3 Fairbairn 125 Redway BRISTOL BS31 1JF	B	Valid until: 29 April 2033 Certificate number: 0360 2509 6246 2127 2655
Property type		Mid-floor flat
Total floor area		77 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>.

Energy rating and score

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

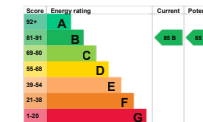
See how to improve this property's energy efficiency.

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



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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 Metropix ©2026



GREGORYS
— ESTATE AGENTS —

0117 986 6644

GREGORYS.CLICK

ENQUIRIES@GREGORYS.CLICK

