



## 26 St Keyna Court, Bristol, BS31 1HB

**Offers In The Region Of £225,000**

**\*\*NO ONWARD SALES CHAIN\*\*** Welcome to St Keyna Court, a beautifully presented two-bedroom apartment located on the third floor of a purpose-built development in the charming town of Keynsham. This delightful flat boasts uPVC double glazing, ensuring a warm and inviting atmosphere, while offering superb far-reaching views across the picturesque River Chew and the award-winning Keynsham Memorial Park.

The apartment features a spacious reception room, perfect for relaxation or entertaining guests, alongside two well-proportioned bedrooms that provide a comfortable retreat. The property also includes a modern bathroom, catering to all your needs. One of the standout features of this home is the convenience of a lift, which provides easy access to the upper floors, making it suitable for all ages.

Residents of St Keyna Court can enjoy the benefits of a communal patio area, ideal for socialising or simply soaking up the sun. Additionally, the property comes with an allocated secure parking space, ensuring peace of mind for your vehicle.

Entrance via front door into

### Hallway

A range of storage cupboards with shelving, cupboard housing Thermair boiler, doors to

### Utility Area

Space and plumbing for automatic washing machine, wooden shelving.

### Open Plan Sitting/Dining Room/Kitchen

23'9" x 16'0" (7.24 x 4.89)



Dual aspect uPVC double glazed windows to front aspect, sliding patio doors giving access to a BALCONY with railings enjoying the stunning views, coving. KITCHEN has a range of wall and floor units with work surface over, stainless steel sink drainer unit with chrome mixer taps over, tiled splash backs, space for electric oven and grill with stainless steel splash back, extractor hood over, space for white goods including fridge /freezer and freezer.

### Master Bedroom

9'6" x 10'4" (2.91 x 3.16)



uPVC double glazed windows to side aspect enjoying far reaching views, coving, built in wardrobe.

### Bedroom Two

13'0" x 8'0" (3.98 x 2.44)



uPVC double glazed window to side aspect enjoying far reaching views, storage cupboard.

### Family Bathroom



Suite comprising pedestal wash hand basin, panelled bath with electric Mira Sport shower over, concealed cistern w/c, sliding mirrored panels giving access to shelving, extractor, fully tiled walls, chrome heated towel rail.

### DIRECTIONS

From Keynsham Church proceed along the High Street turning right at the mini roundabout onto Temple Street continue for 200m where St Keyna Court can be found on the left hand side just before The Ship public house.

## Floor Plan

### Third Floor

Approx. 65.8 sq. metres (708.0 sq. feet)



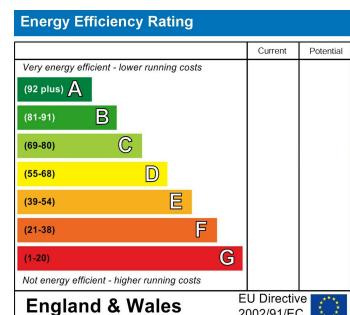
Total area: approx. 65.8 sq. metres (708.0 sq. feet)

**26 Kenya court, Bristol**

## Area Map



## Energy Efficiency Graph



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