



12, Fairacre Close, Keynsham, Bristol, BS31
1TT

£135,000

A retirement complex for the over 55's which is conveniently located close to Keynsham High Street. This two bedroom, first floor retirement apartment is offered for sale with no onward chain and provides well presented accommodation throughout. Briefly the apartment comprises of a light and airy living room, a generous modern fitted kitchen, two spacious bedrooms and a good sized shower room with oversized shower. The apartment benefits from uPVC double-glazed windows and electric heating. Ideally situated near Keynsham High Street within easy walking distance of local shops, cafés, pubs, leisure facilities and the health centre. Additional features include a residents' meeting room, communal gardens, entry phone system, a part-time site manager and emergency pull cord system. Early viewing is highly recommended.



Communal Entrance

Communal entrance with secure intercom system, leading to a communal hallway with staircase to the first-floor landing.

Entrance to the apartment

Entrance door to the apartment.

Entrance hallway

Door to cupboard housing a hot water tank, door to a storage cupboard, emergency pull cord system, doors into the lounge, bedrooms and shower room, electric storage heater.

Lounge

15' 4" x 9' 4" (4.68m x 2.85m)
Upvc double glazed window to the front, electric heater, opening into the kitchen.

Kitchen

10' 4" x 7' 3" (3.14m x 2.20m)
Upvc double glazed window to the front, range of wall and base units with rolled edge works surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, space for a washing machine, space for a fridge/freezer, space for an



electric cooker.

Bedroom One

12' 11" x 10' 11" (3.94m x 3.33m)
Upvc double glazed window to the rear, built in double wardrobe, electric heater.

Bedroom Two

9' 1" x 8' 4" (2.76m x 2.54m)
Upvc double glazed window to the rear, electric heater.

Shower room

9' 0" x 6' 2" (2.75m x 1.87m)
Upvc double glazed window to the rear, oversized shower cubicle with mains shower and glass screen, electric heated towel rail, pedestal wash hand basin, low level WC, tiled splashbacks.

Outside

Communal parking, communal gardens and clothes drying area.

Local Authority

Bath and Northeast Somerset

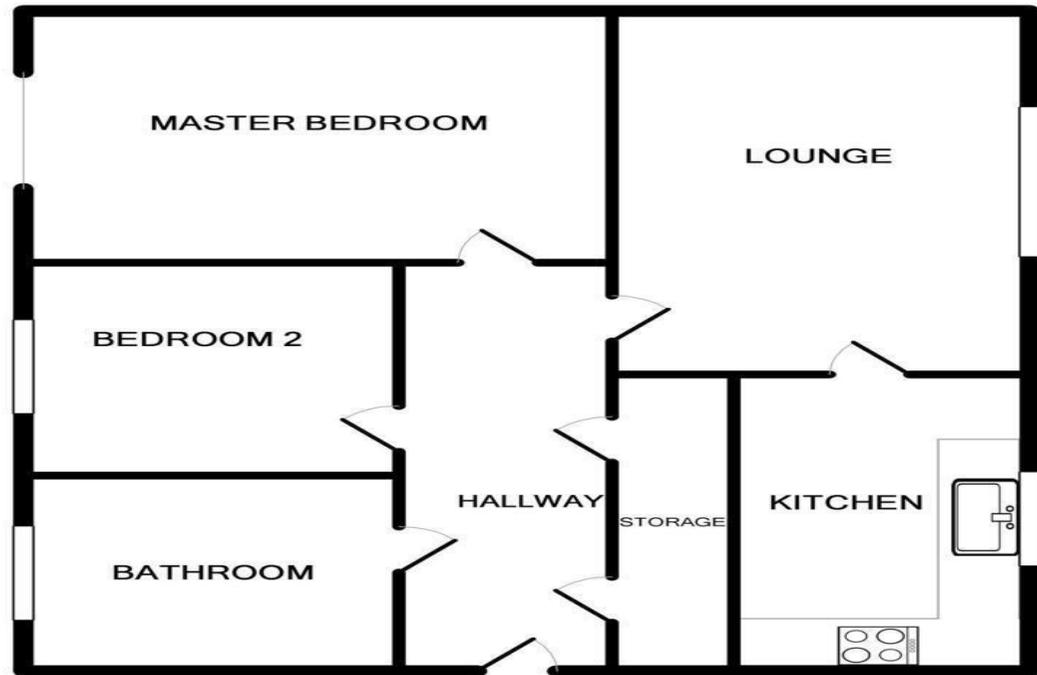




Council Tax Band
Band B

Lease
Approx 88 years remaining





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

Anne James Estate Agents Office
Tel: 0117 9328611

89a Bath Road
Longwell Green
BS30 9DF
info@annejames.co.uk

Bristol