

39 TRAJECTUS WAY
KEYNSHAM
BRISTOL
BS31 2FX

£280,000 OFFERS OVER



GREGORYS
ESTATE AGENTS

SITUATED WITHIN THE HEART OF THE HIGHLY SOUGHT-AFTER SOMERDALE DEVELOPMENT, THIS BEAUTIFULLY PRESENTED SECOND FLOOR APARTMENT OFFERS AN EXCEPTIONAL OPPORTUNITY FOR THOSE SEEKING A STYLISH HOME IN ONE OF KEYNSHAM'S MOST DESIRABLE COMMUNITIES.

Combining contemporary design with the character of the iconic former chocolate factory, the apartment enjoys an attractive industrial-inspired aesthetic, featuring exposed brick detailing and an enviable position overlooking the landmark buildings that define this award-winning neighborhood. Occupying an elevated position at the foot of Somerdale's impressive tree-lined entrance, the property is flooded with natural light throughout, while a private balcony provides the perfect spot to enjoy a morning coffee or unwind at the end of the day with far-reaching views between the surrounding buildings.

Designed with modern living in mind, the accommodation centers around a bright dual-aspect open plan kitchen, dining and living space, creating an inviting environment for entertaining guests or relaxing at home. The contemporary fitted kitchen is both stylish and practical, while two generous double bedrooms provide comfortable accommodation, complemented by a sleek family bathroom and excellent built-in storage accessed from the welcoming entrance hall.

Externally, the property benefits from an allocated parking space, visitor parking and secure bicycle storage, making day-to-day living both convenient and practical.

Life at Somerdale is about far more than the apartment itself. Residents enjoy a thriving community atmosphere with a superb range of amenities on the doorstep, including a gym, swimming pool, doctors' surgery, primary school, cafés and eateries. The picturesque Somerdale riverside loop offers the perfect setting for evening walks, weekend strolls and popular park runs, while nearby green open spaces create an enviable balance between town and nature.

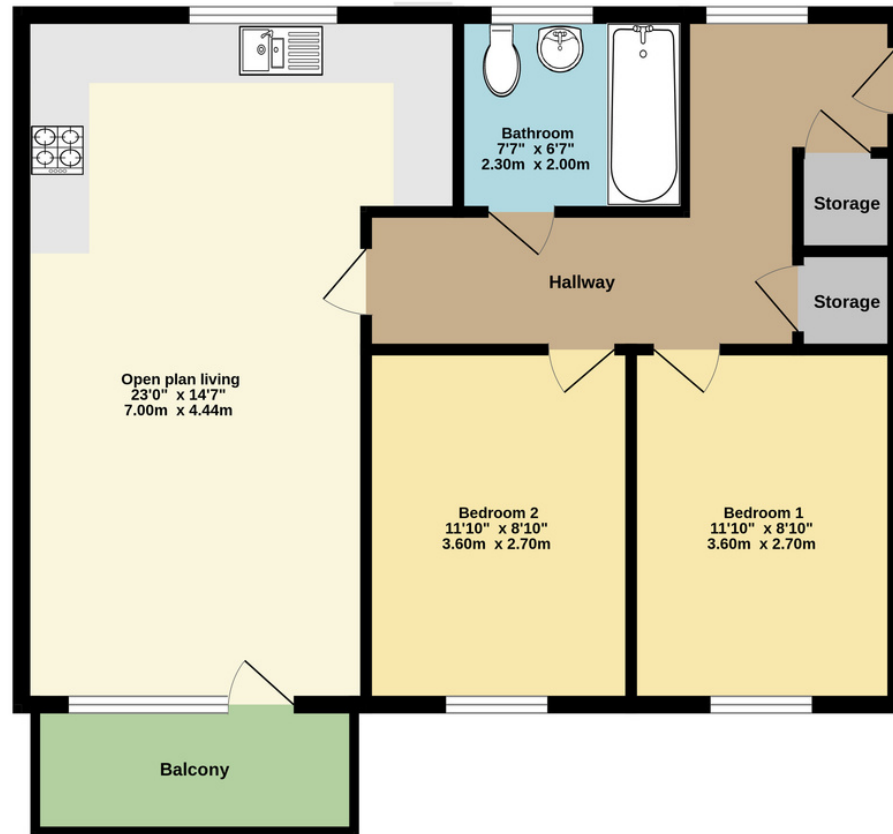
For those commuting into the city, Keynsham Railway Station is just a short walk away, providing direct services to both Bristol and Bath, while the bustling High Street—with its independent cafés, restaurants, supermarkets and everyday amenities—is also within easy walking distance. Offering an outstanding combination of convenience, connectivity and lifestyle, this is a home perfectly suited to modern living.







2nd Floor
672 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.5 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)

39, Trajectus Way
Keynsham
BRISTOL
BS31 2FX

Energy rating
B

Valid until: **2 November 2027**

Certificate number: **8453-7839-5859-1417-4902**

Property type

Mid-floor flat

Total floor area

62 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-](#)

Energy rating and score

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

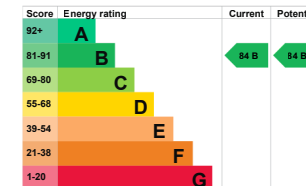
[See how to improve this property's energy efficiency.](#)

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

Properties get an energy 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



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