



**14 THE REGENTS
KEYNSHAM
BRISTOL
BS31 1DG
£259,950**



G R E G O R Y S
ESTATE AGENTS

Occupying a pleasant, corner position with wonderful views of Keynsham Memorial Park, can be found this spacious first floor, retirement apartment. The generously proportioned accommodation has a lovely homely feel, with an abundance of natural light filling the rooms.

The Regents is a highly regarded retirement complex, positioned only a short, flat walk to Keynsham High Street and provides a plethora of resident only facilities. Lift access can be found to all floors, making this the ideal flat for those looking for easy of access to and from your property.

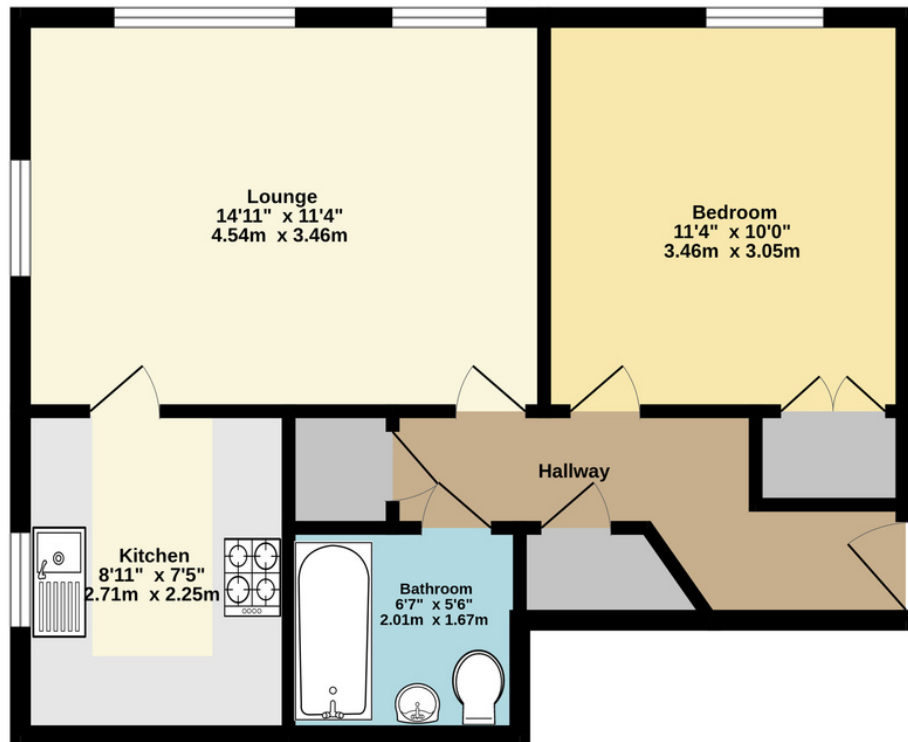
Access to the development is via a secure, intercom entrance. The entrance hallway, stairs and a lift leads the first floor where the apartment can be found. Once inside the apartment, the hallway greets and provides access to the bedroom, shower room and lounge. Numerous storage cupboards benefit, providing a healthy amount of storage facilities. The bedroom is an impressive double, with a double glazed window overlooking the park. The shower room has been replaced in recent years and now presents as a contemporary, three piece white suite. The reception is by far the main attraction to this already impressive property. Dual aspect windows provide views of the park and allow an abundance of natural light to flood the room. The room is of a size to allow for both a comfortable lounge area, together with a dining space, most likely positioned adjacent to the glazed door leading to the kitchen.

The kitchen, again replaced since its original build is of a wrap around style, maximising the space to provide a wealth of storage units with expansive work surfaces over and space and plumbing for white goods.





Ground Floor
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 477 sq.ft. (44.3 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)

Flat 14 The Regents Back Lane BRISTOL BS31 1DG	Energy rating C	Valid until:	5 May 2036
		Certificate number:	0560-3062-3205-3756-1200

Property type

Mid-floor flat

Total floor area

46 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 C. It has the potential to be B.

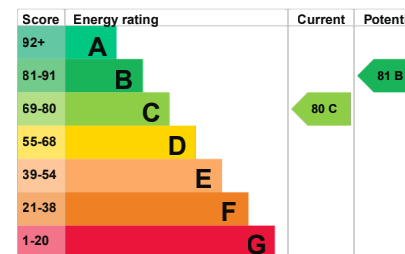
[See how to improve this property's energy efficiency.](#)

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



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