

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

Back Lane, Keynsham, Bristol, BS31

Approximate Area = 493 sq ft / 45.8 sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1535364



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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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14 The Regents Back Lane, Keynsham, Bristol, BS31 1DG



£235,000

A first floor one bedroom apartment in a popular retirement complex conveniently located near Keynsham High Street amenities.

- Retirement apartment
- Communal facilities
- Convenient location
- Lift service
- First floor apartment
- Entrance hallway
- Lounge
- Kitchen
- One bedroom
- Modern shower room



## 14 The Regents Back Lane, Keynsham, Bristol, BS31 1DG

A well presented one bedroom, first floor retirement apartment ideally positioned just moments from Keynsham High Street, offering convenient access to a wide range of local shops and amenities. Perfectly suited to those looking to downsize, the apartment provides comfortable accommodation in a highly desirable location, with attractive views across Keynsham Memorial Park enjoyed from selected rooms.

The accommodation comprises a spacious dual aspect lounge, allowing plenty of natural light, a well-equipped kitchen, a comfortable double bedroom and a modern fitted shower room.

The Regents is a highly sought after retirement development, benefiting from an excellent location adjacent to Keynsham Memorial Park and within easy reach of the town centre. Residents enjoy access to a range of communal facilities, including a residents' lounge, dining room, conservatory and patio garden, all of which take advantage of lovely park views. Further facilities include a guest suite for visiting family and friends, along with a residents' laundry room, providing additional convenience and enhancing the appeal of this well located retirement home.

### INTERIOR

#### GROUND FLOOR

##### COMMUNAL ENTRANCE HALL

Lift and stair access to first floor.

##### FIRST FLOOR

Communal hallway to Flat 14.

##### ENTRANCE HALLWAY

Doors to rooms, cupboard housing fuse box and electric meter and cupboard housing water cylinder. Safety pull cord, electric heater and power point.

##### LOUNGE 4.5m x 3.4m (14'9" x 11'1" )

Double glazed windows to dual aspects and a glazed door to kitchen. Electric feature fireplace, electric heater and power points.

##### KITCHEN 2.7m x 2.2m (8'10" x 7'2" )

Double glazed window, matching wooden wall and base units with laminate work surfaces over and tiled splashbacks to areas, integrated Neff electric oven and four ring electric hob with extractor over. Spaces for white goods, one and quarter basin and drainer with mixer tap over, power points.

##### BEDROOM 3.4m x 3m (11'1" x 9'10" )

Double glazed window overlooking Keynsham park, fitted wardrobe, safety pull cord, electric heater and power points.

##### BATHROOM 2m x 1.6m (6'6" x 5'2" )

Walk in shower cubicle off mains with sliding glass door, vanity unit with fitted basin with mixer tap over and a WC with hidden cistern. Wall mounted storage unit and a wall mounted led mirror. Sensor lighting, fully tiled walls, safety pull cord and a heated towel rail.

##### RESIDENT'S FACILITIES

The Regents plays host to an extensive range of resident's facilities including a lounge, conservatory, dining hall, small library and garden that directly overlooks Memorial Park. An on site House Manager (not 24 hours) and a guest suite (available at an additional cost) is also available.

##### TENURE

This property is leasehold. The Lease is for 150 years from 1st January 1994 with approximately 118 years remaining. The Lease provides for Ground Rent to be payable (this is currently £736.85 per annum), or for you to pay a lump sum (of 1% of the sale proceeds when you sell, or the open market value plus 0.5% for each complete or partial year of ownership) on completion of the sale. There is an annual service charge payable of £4,993.80.

##### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band D according to [www.gov.uk](http://www.gov.uk) website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

##### ADDITIONAL INFORMATION

Local authority: Bath and North East somerset.

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside O2, Three and Vodafone - all likely available (Source - Ofcom).

