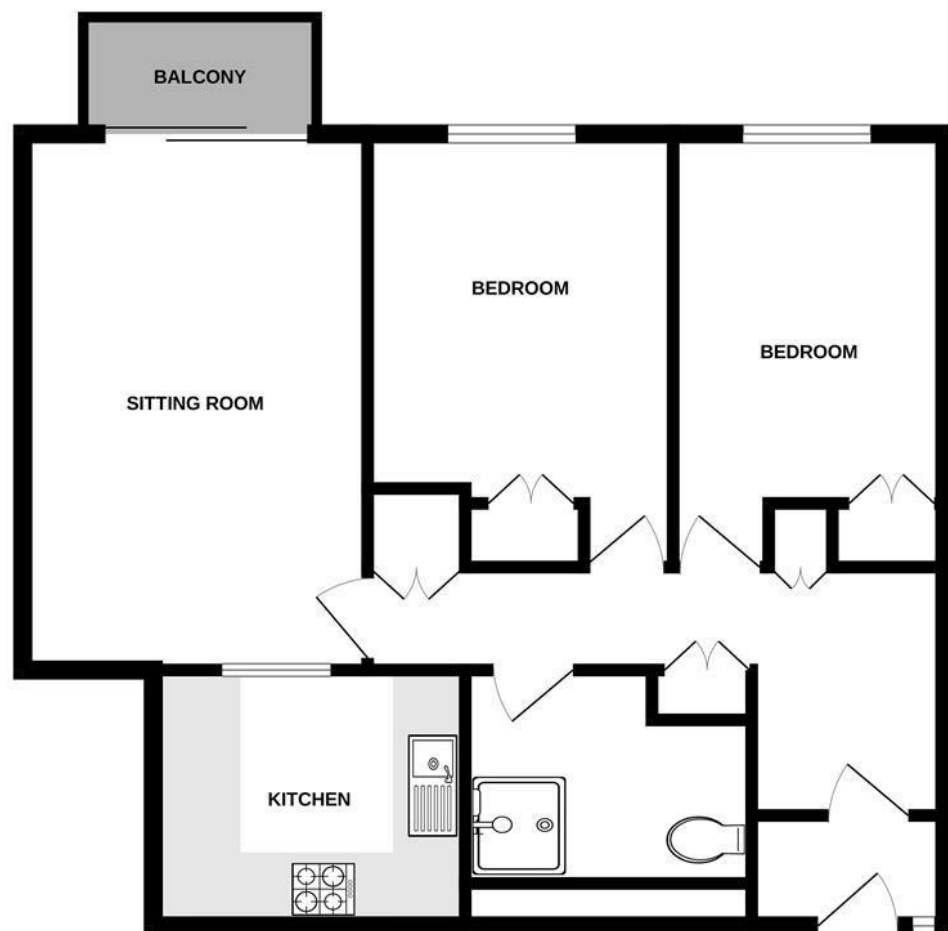


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

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DAVIES & WAY

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18 St. Keyna Court Temple Street, Keynsham, Bristol, BS31 1HB



£235,000

An excellent example of a bright and airy two double bedroom centrally located property that enjoys far reaching views.

- 2nd floor Apartment
- Lift serviced
- Lounge
- Kitchen
- Two double bedrooms
- Shower room
- Balcony
- Far reaching views
- Underground parking
- Extended lease



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18 St. Keyna Court Temple Street, Keynsham, Bristol, BS31 1HB

A well presented two double bedroom, lift serviced apartment, ideally positioned within the town centre and enjoying far reaching views across nearby parkland.

Accessed via a secure telephone entry system, the building offers both stairs and lift access to the second floor. The apartment itself opens into a welcoming entrance hallway with three useful storage cupboards, leading through to a spacious lounge measuring 5.2m (17'0") in length. This light filled room enjoys impressive open views and provides direct access to a private balcony overlooking the adjoining green space. The lounge also connects to a modern fitted kitchen, complete with a range of integrated appliances. Both bedrooms are comfortable doubles, each benefitting from pleasant outlooks, while the accommodation is completed by a contemporary three piece shower room. Externally, residents have access to a communal terrace, along with secure allocated underground parking for one vehicle.

An excellent opportunity for first time buyers, downsizers or investors alike, offering low maintenance living in a central location close to a wide range of amenities, green spaces and transport links, further enhanced by a recently extended lease.

INTERIOR

GROUND FLOOR

ENTRANCE

Accessed via secure telephone entry system, stairs and lift rising to second floor and leading to Apartment number 18.

SECOND FLOOR

INTERNAL HALLWAY

Built in storage cupboards (one housing hot water heater), doors leading to rooms.

LOUNGE 5.2m x 3.3m (17'0" x 10'9")

Double glazed patio door to rear aspect enjoying far reaching views and leading to balcony, electric panel heater, power points, opening leading to kitchen.

BALCONY

Directly backing onto and overlooking Memorial Park.

KITCHEN 2.8m x 2.2m (9'2" x 7'2")

Modern kitchen comprising range of matching wall and base units with roll top work surfaces, wash hand basin with mixer tap over, integrated double electric oven with four ring electric hob and stainless steel extractor fan over, integrated fridge/freezer, slimline dishwasher and washing machine. Power points, panel heater, splashbacks to all wet areas.

BEDROOM ONE 3.7m x 2.9m (12'1" x 9'6")

Double glazed sash window to rear aspect overlooking Memorial Park, built in double wardrobe, panel heater, power points.

BEDROOM TWO 3.1m x 2.4m (10'2" x 7'10")

Double glazed sash window to rear aspect overlooking Memorial Park, built in double wardrobe, radiator, power points.

SHOWER ROOM 2.1m x 1.9m (6'10" x 6'2")

Modern matching three piece suite comprising wash hand basin with waterfall mixer tap over and low level WC, oversized walk in shower cubicle with electric shower over, extractor fan, heated towel rail, tiled splashbacks to all wet areas.

EXTERIOR

RESIDENT'S TERRACE

That directly backs onto and overlooks Memorial Park.

OFF STREET PARKING

Allocated off street parking for one vehicle with several visitor's spaces nearby.

TENURE

This property is Leasehold. There is approximately 113 years remaining. There is a service charge payable of £119.42 per month that is paid quarterly and a ground rent of £40 per annum.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band B according to 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 EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

