

9 TRAJECTUS WAY
KEYNSHAM
BRISTOL
BS31 2FX
£275,000



GREGORYS
ESTATE AGENTS

A STYLISH FIRST FLOOR APARTMENT POSITIONED IN THE HEART OF THE SOMERDALE DEVELOPMENT IN KEYNSHAM

Set within the highly regarded Somerdale development, this contemporary first floor apartment offers well-proportioned accommodation in a fantastic Keynsham location, overlooking the impressive former chocolate factory and its distinctive surroundings.

At the heart of the home is a generous open-plan kitchen and living space, with dual aspect windows creating a bright and welcoming room. The living area also benefits from double doors opening in a Juliet balcony style, allowing the outside in and making the most of the outlook. The modern fitted kitchen is well equipped with a range of integrated appliances.

There are two well-proportioned double bedrooms, both offering comfortable accommodation, alongside a stylish modern bathroom and useful storage, all accessed from the entrance hall. Outside, the property benefits from an allocated parking space, with additional visitor parking available within the development, as well as dedicated bicycle storage.

Somerdale has become a hugely popular place to live, offering an excellent selection of facilities right on the doorstep. Residents can enjoy a gym and swimming pool, doctors' surgery, primary school, cafés and places to eat, while Keynsham railway station is just a pleasant walk away. Keynsham High Street is also within easy reach, providing a good range of everyday shops and amenities, with excellent connections towards both Bristol and Bath.

Combining contemporary living with an enviable location and the convenience of Somerdale's on-site facilities, this is a fantastic apartment that deserves an early viewing.





LOCATED IN KEYNSHAM...

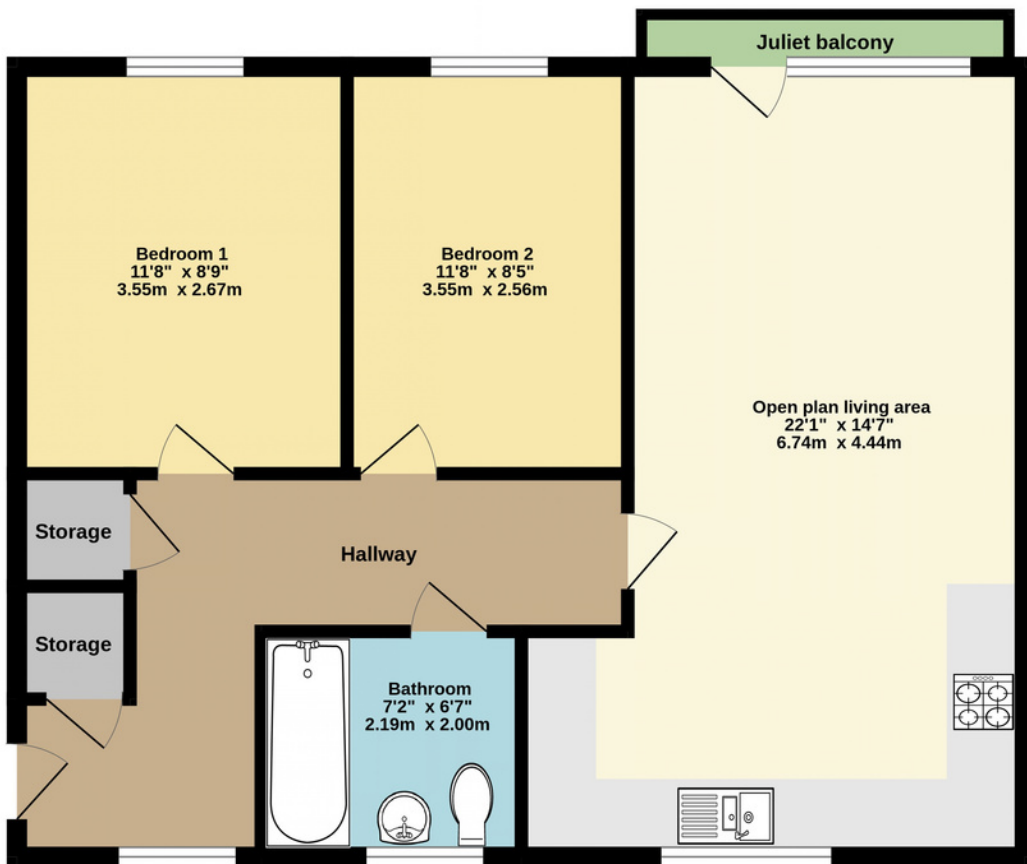
Keynsham is a popular and well-established town, ideally positioned between the vibrant cities of Bristol and Bath. Offering the best of both worlds, it combines the convenience of everyday town living with beautiful surrounding countryside, making it a particularly appealing location for families, professionals and those looking for a well-connected community.

The town centre offers a lovely mix of independent businesses and familiar names, with a good selection of shops, supermarkets, cafés, coffee shops, restaurants and traditional pubs. The regular market and local events add to the friendly community atmosphere, whilst Keynsham Memorial Park, the River Avon and River Chew provide plenty of opportunities for walks, recreation and enjoying the outdoors.

For commuters, Keynsham is exceptionally well connected. The railway station provides regular services to both Bristol and Bath, with Bristol Temple Meads just a short journey away. Regular bus services and excellent road links via the A4 also make travelling throughout the area straightforward.

Families are well catered for with a selection of primary schools within the town and secondary education available locally. With its excellent transport links, wide range of amenities, green open spaces and close proximity to both Bristol and Bath, Keynsham offers a wonderful balance of convenience, community and quality of life.





Energy performance certificate (EPC)

9, Trajectus Way Keynsham BRISTOL BS31 2FX	Energy rating B	Valid until:	13 November 2027
		Certificate number:	8199-2045-4539-7897-6933

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

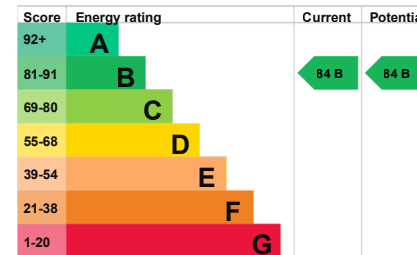
[See how to improve this property's energy efficiency.](#)

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

Properties get 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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