

St Kenya Court, Temple Street, Keynsham, Bristol, BS31 1HB

Offers Over £300,000

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St Kenya Court, Temple Street, Keynsham, Bristol, BS31 1HB



A Penthouse Apartment with a roof terrace, panoramic views, secure underground parking and close the high street! A very generous 106 square metres of accommodation, light filled and offers more than imagined.

The property is accessed via a lift, as well as stairs, leading to the upper floor of just three properties. We love the size and light filled rooms, it flows so well. The grand part of having your very own sun terrace which faces south and west means you can enjoy the sun, grow plants, eat outside and watch the sunsets in peace and privacy. Then there is a dressing room and a store room within the property, not found on modern apartments.

The property needs some minor cosmetic updating, which is easy to do and this will need a simple make over to make home. A long lease, average management fees and a hop skip and jump to the high street.

Quote Reference NF0664 To Arrange Your Viewing





Hallway

Obscure glazed door and windows with lattice lining to the front aspect, atrium roof window, consumer unit and meter cupboard, electric wall heater, a double storage cupboard with shelving and a further cupboard housing the convection air boiler.

WC

1.37m x 1.04m (4'5" x 3'4")

Cupboard with shelving, vinyl floor and a two piece suite comprising of a low level WC with a hidden cistern and a wall mounted wash hand basin.

Store room

2.15m x 1.37m (7'0" x 4'5")

Fitted wooden shelving with a light.













Kitchen
4.62m x 2.24m (15'1" x 7'4")

Doorway and open archway to either ends, textured ceiling, a range of wall and base units with tiled splash backs and laminate work surfaces, inset stainless steel sink/drainer with mixer taps, a range of fitted appliances such as an electric four ring hob with pull out extractor hood over and an oven, there are spaces for a fridge/freezer and washing machine. Finished with vinyl flooring.

Living/dining room
7.24m max x 5.8m max L-shaped(23'9" x 19'0")

Double glazed sliding doors to the rear and three double glazed windows to the side aspect, coved ceilings, wall mounted electric heater and a television aerial.

Bedroom One
5.11m x 3.81m (16'9" x 12'6")

Two double glazed windows to the rear aspect, textured and coved ceilings, dressing table area and a wall mounted electric heater.

Dressing Room
2.15m x 2.04m (7'0" x 6'8")

Fitted twin wardrobes, power and light.

Bedroom Two
3.71m x 3.21m (12'2" x 10'6")

Double glazed window to the rear aspect, two sets of fitted wardrobes, electric heater and a telephone point.

Private roof sun terrace
8.4m x 7.2m (27'6" x 23'7")

The sun terrace has south and west facing aspects in an L-shape around the apartment. There are metal railings surrounding, patio paving and an outside tap and light.

Communal Gardens

To the exterior is an area of grass with shrubs then to the rear is a gated area leading to the a large patio area residents have access to and overlooks the river and wooded walkway area surrounding.

Undercroft secure parking allocation

The property comes with secured parking which is accessed via an electronic garage







Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. nigelfudge.exp.uk.com

EPC =F , Council Tax Band B =(£1808.40 PA estimate) – Bath & Northeast Somerset.

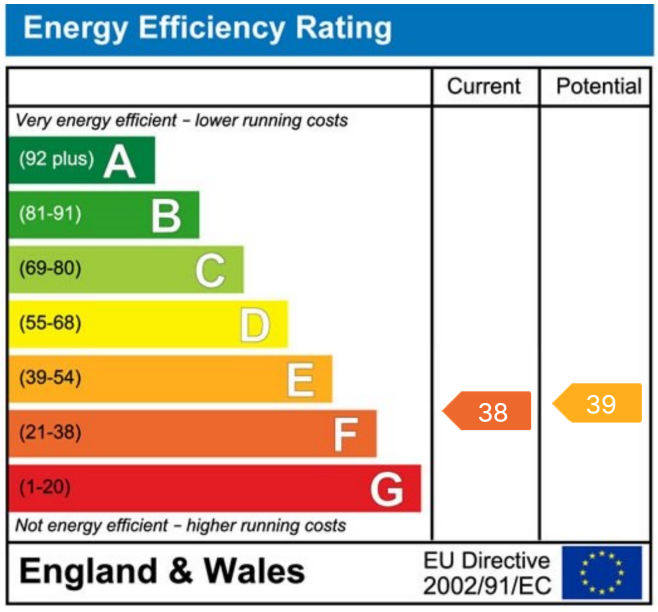
Services - Mains electricity, Mains water, Mains Drainage. Leasehold property. Built 1974.

The lease has 113 years remaining and the annual fee is £1434 per annum plus a Ground rent of £175 per annum. We understand this can be paid quarterly.

No dogs are allowed apart from blind dogs subject to checking process and approval













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