

**5 Park Road, Bristol, BS31 1BS****£750**

***** Please email your interest *****

This recently refurbished studio flat is available to let in Keynsham, offering an open-plan layout with plenty of space for a living area and double bed it also offers convenient access to local amenities and parks. The studio also has access to plenty of parking and communal gardens.

The property features an open-plan reception/bedroom area with large windows that provide good natural light. The separate kitchen offers a good degree of storage and has recently been refitted with a new oven and hob and the recently refurbished shower room offers a shower cubicle, WC and wash hand basin. Plenty of parking is available, adding to the convenience for residents with a car.

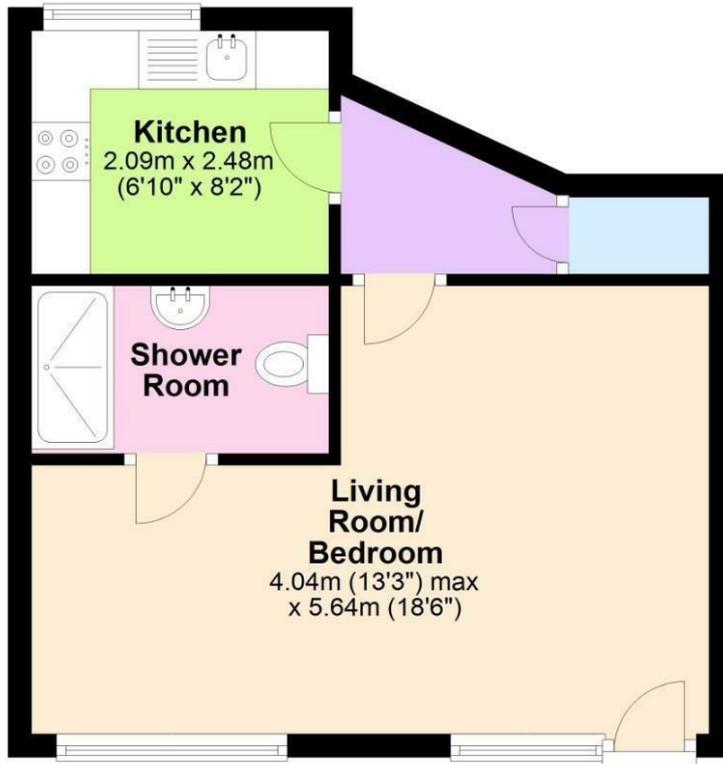
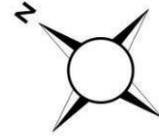
Situated in Keynsham between Bristol and Bath, the flat is well placed for everyday needs. Keynsham High Street is within easy reach, providing supermarkets, shops, cafés and other amenities. Nearby parks, including Keynsham Memorial Park, offer green space, riverside walks and leisure facilities.

Public transport links are a key benefit of this location. Keynsham railway station is accessible from the property and provides regular services to Bristol Temple Meads, typically in around 10–15 minutes, and to Bath Spa in a similar journey time. These connections make the flat suitable for commuting or accessing the wider region. Local bus routes through Keynsham also link to surrounding neighbourhoods and central Bristol and Bath.

Floor Plan

Ground Floor

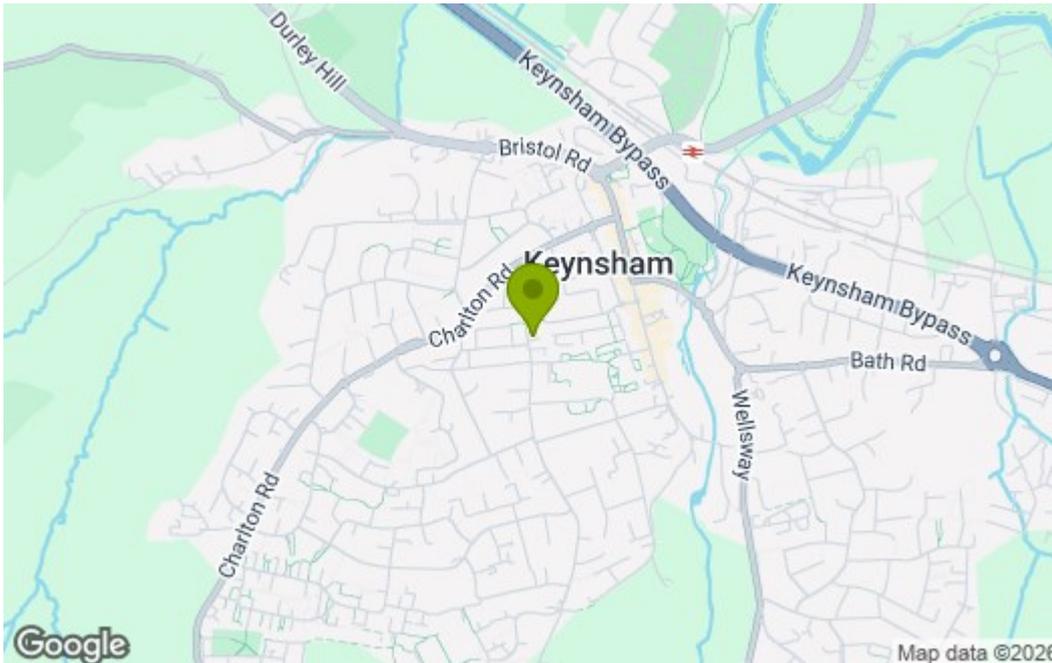
Approx. 31.6 sq. metres (340.1 sq. feet)



Total area: approx. 31.6 sq. metres (340.1 sq. feet)

1 Park rd , Keynsham, Bristol

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary 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 2002/91/EC	

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