



## 35 St. Keyna Court Temple Street, Bristol, BS31 1HB

**Offers Over £350,000**

**\*\*NO ONWARD SALES CHAIN\*\*** Nestled in the heart of Keynsham on Temple Street, this well-presented two-bedroom apartment offers a delightful living experience. Situated on the top floor of a purpose-built development, the property boasts spacious and light-filled accommodation, perfect for modern living. The apartment features two reception rooms, providing ample space for relaxation and entertaining.

One of the standout features of this home is the presence of two balconies, one accessible from the sitting room and the other from the main bedroom. Both balconies offer stunning views across the River Chew and the picturesque Keynsham Memorial Park, creating a serene backdrop for your daily life. The apartment is equipped with uPVC double glazing, ensuring comfort and energy efficiency throughout the seasons. Constructed in the 1970s, St Keyna Court benefits from a lift serving the upper floors, making it easily accessible for all residents. Additionally, the property includes an allocated secure parking space, a valuable asset in this vibrant area.

With no onward sales chain, this apartment is ready for you to move in and make it your own. Keynsham is ideally located between Bristol and Bath, offering excellent transport links via road and rail. The High

Entrance via front door into

### Hallway

Coving, further door to

### Inner Hallway



Storage cupboard with wooden shelving for linen, electric wall heater, skylight, coving, dado rail, doors to

### Sitting Room

21'3" x 13'6" (6.48 x 4.13)



Dual aspect uPVC double glazed windows to rear aspect enjoying superb views, electric heater, dado rail, coving, sliding uPVC patio doors to

### Balcony



Paved with wrought iron railings, enjoying the stunning views with a good degree of privacy, ideal for garden furniture.

### Dining Room

14'1" x 8'8" (4.31 x 2.65)



2 uPVC double glazed windows to side aspect, electric heater, coving, archway to

### Kitchen

14'1" x 8'2" (4.30 x 2.50)



uPVC double glazed window to side aspect, a range of wall and floor units with roll edge worksurface over, 1 1/4 bowl stainless steel sink drainer unit with mixer taps over, tiled splash backs, 4 ring electric hob with extractor hood over, electric oven and grill, integrated fridge and freezer, space and plumbing for white goods including slimline dishwasher, automatic washing machine and tumble drier, tile effect flooring.

### Agent Note

White goods could be included if required by negotiation.

**Master Bedroom**

15'6" x 12'6" (4.73 x 3.83)



uPVC double glazed window to rear aspect enjoying the beautiful views over Keynsham park and countryside beyond, coving, wall mounted electric heater, a range of built in storage cupboards with hanging rail and shelving, step up through sliding glazed patio doors to

**Balcony**

16'11" x 15'6" (5.18 x 4.73)



Wrought iron railings.

**Bedroom Two**

10'10" x 10'0" (3.31 x 3.06)



uPVC double glazed window to rear aspect enjoying the lovely views, electric heater, coving, built in storage cupboards with hanging rail and shelving

**Separate W/C**

Skylight, tile effect flooring, low level w/c, wash hand basin with chrome mixer taps and storage beneath.

## Shower Room



Skylight, suite comprising corner shower cubicle with sliding glazed doors and electric Mira Sprint shower over, concealed cistern w/c, wash hand basin with mixer taps and storage cupboard beneath, electric heated towel rail, fully tiled walls, tile effect flooring, storage cupboard.

## Outside



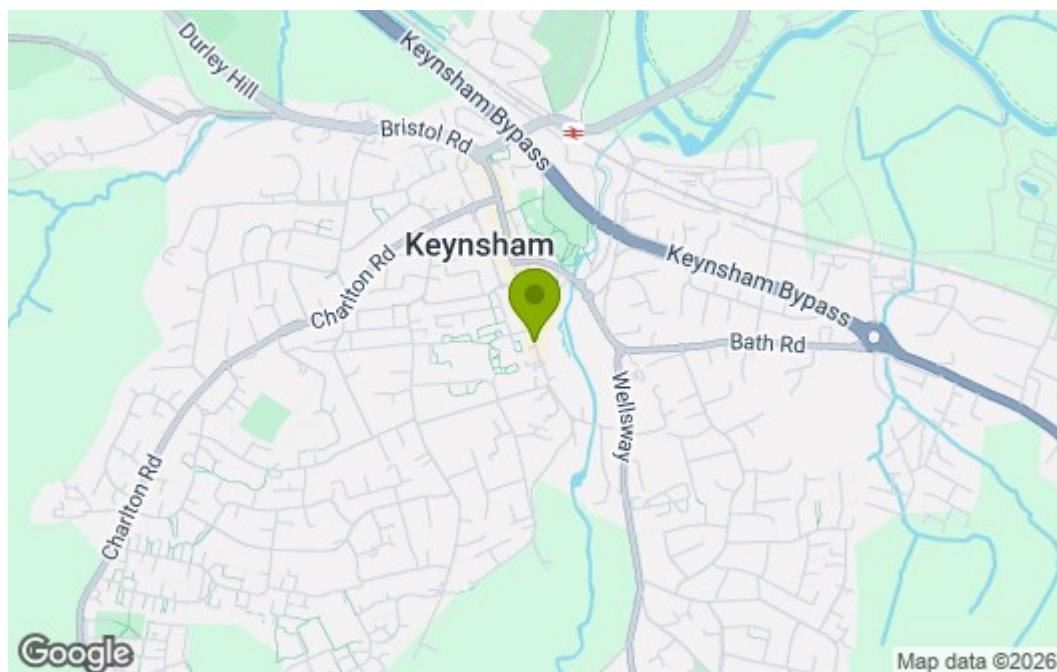
Secure communal garage providing a parking space.

## Floor Plan



Total area: approx. 106.0 sq. metres (1141.0 sq. feet)  
35 St Kenya Court, Keynsham

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F	43	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.