



## 2 Abbey Apartments Charlton Road, Bristol, BS31 2JA

### Offers Over £125,000

Nestled in the heart of Keynsham, this charming one-bedroom apartment on Charlton Road offers a delightful blend of comfort and convenience. Spanning 441 square feet, the property is ideally situated just off the bustling High Street, providing easy access to a variety of local shops and amenities.

The apartment, built in 1960, has been thoughtfully designed to maximise space and light. It features an inviting open-plan living and kitchen area, perfect for both relaxation and entertaining. The uPVC double glazing ensures a warm and quiet environment, while the gas-fired central heating adds to the overall comfort of the home.

With Keynsham Train Station nearby, commuting to Bristol and Bath is a breeze, making this property an excellent choice for professionals or anyone seeking a vibrant community lifestyle. Additionally, the absence of an onward sales chain simplifies the buying process, allowing for a smoother transition into your new home.

This apartment presents a wonderful opportunity for first-time buyers, investors or those looking to downsize, combining modern living with the charm of a well-established area. Don't miss the chance to make this delightful property your own.

Entrance via front door into

### Hallway

Storage cupboard with fitted shelving, doors to

### Bathroom

6'2" x 5'10" (1.89 x 1.80)



Suite comprising panelled bath with shower attachment over, close coupled w/c, pedestal wash hand basin with mixer taps, double radiator, extractor fan.

### Bedroom

9'10" x 7'10" (3.02 x 2.41)



uPVC double glazed window to front aspect, single radiator, cupboard housing Worcester combination boiler.

### Open Plan Kitchen/Living Room

19'9" x 10'8" (6.04 x 3.26)

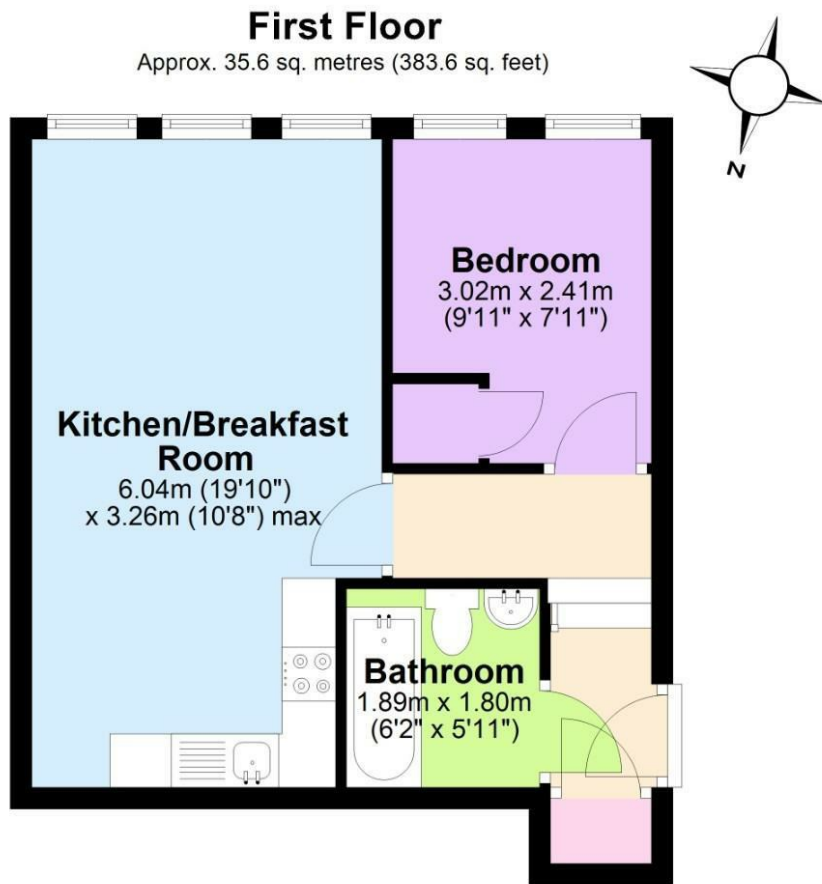


Three uPVC double glazed windows to front aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated gas hob, integrated oven, space for fridge freezer, double radiator.

### Directions

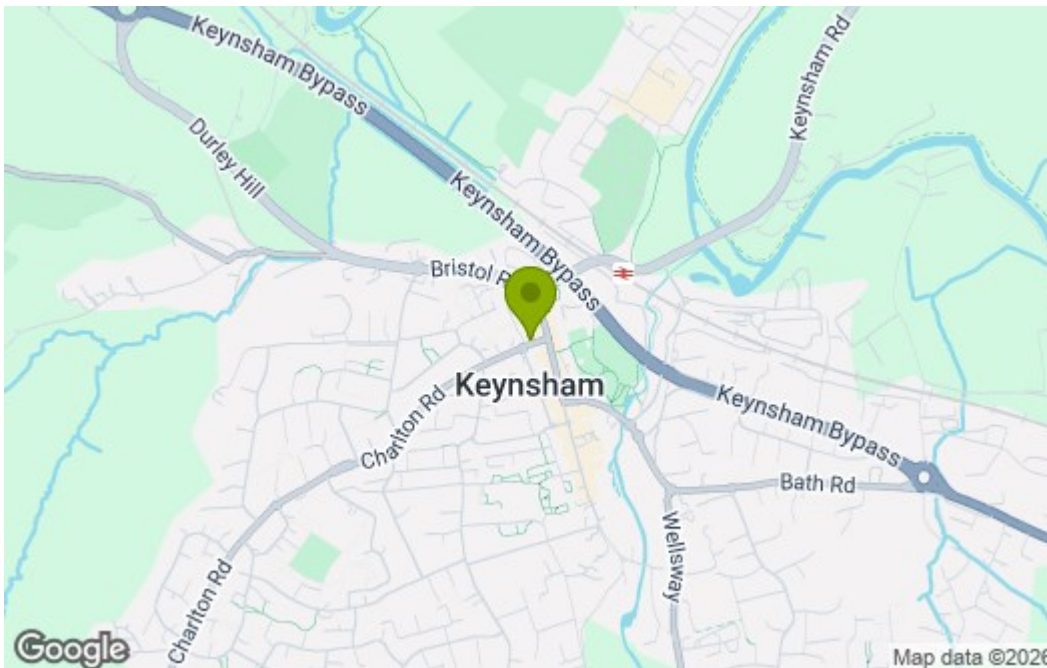
Sat Nav BS31 2JA

## Floor Plan

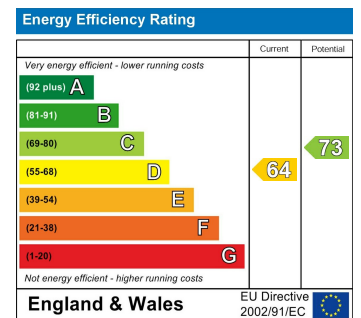


Total area: approx. 35.6 sq. metres (383.6 sq. feet)  
**2 Abbey Apartments, Keynsham**

## Area Map



## Energy Efficiency Graph



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