

## 2 Edward Court Dapps Hill, Bristol, BS31 1US

**Offers Over £250,000**

Nestled in the charming conservation area of Dapps Hill, Keynsham, this well-presented two-bedroom apartment offers a unique blend of modern living and historical charm. The property is situated on the first floor and is part of the prestigious Edward Court development, which is conveniently located within easy walking distance of Keynsham High Street. Here, residents can enjoy excellent transport links to the vibrant cities of Bristol and Bath.

The apartment features a spacious reception room, perfect for relaxation or entertaining guests, alongside two comfortable bedrooms and a well-appointed brand new bathroom. One of the standout features of No 2 Edward Court is the inclusion of a single garage, providing secure parking for one vehicle.

Residents of this delightful complex can take advantage of superb communal facilities that enhance the living experience. The property retains original features that hark back to its historical roots as a logwood mill, dating back to the Domesday era. Among the communal amenities are a mill room showcasing original machinery, a conservatory, a gymnasium, and beautifully maintained riverside and woodland gardens that offer a tranquil escape.

Entrance via front door into

### Hallway

Wood effect flooring, single radiator, storage cupboard, doors to

### Kitchen

10'1" x 5'7" (3.09 x 1.71)



uPVC double glazed window to front aspect, a fitted kitchen with a range of wall and floor units with worksurface over, sink drainer unit with mixer tap over, integrated oven and gas hob, integrated fridge freezer, integrated washing machine, wall mounted Worcester combination boiler.

### Sitting Room

17'7" x 11'4" (5.36 x 3.47)



Two separate uPVC double glazed windows to front and rear aspects, single radiator.

### Bedroom One

12'6" x 8'2" (3.82m x 2.49)



uPVC double glazed window to rear, single radiator, aspect enjoying views over the River Chew

### Bedroom Two

8'9" x 8'2" (2.67 x 2.49)



uPVC double glazed window to rear aspect enjoying views over the River Chew, single radiator.

### Bathroom

8'4" x 5'7" (2.55 x 1.71)



UPVC Double glazed window to front aspect, recently refitted bathroom suite with bath and rainfall shower attachment, wash hand basin with mixer taps, close coupled WC

### Garage

a SINGLE GARAGE with metal up and over door, situated nearby.

### Directions

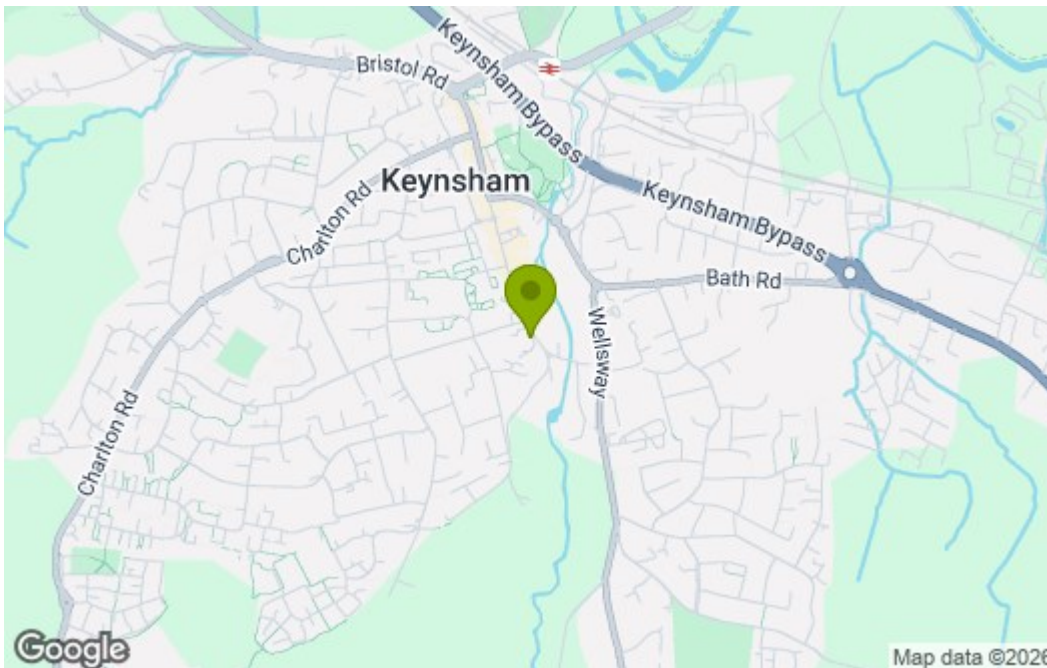
Sat Nav BS31 1US

## Floor Plan

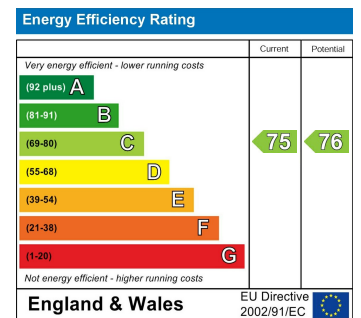


Total area: approx. 55.3 sq. metres (595.0 sq. feet)  
**Flat 2 Dapps Hill, Keynsham**

## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.