

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

Greenfield Road, Keynsham, Bristol, BS31

Approximate Area = 527 sq ft / 49 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1299913



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DAVIES & WAY

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52 Greenfield Road, Keynsham, Bristol, BS31 1FL



£190,000

An excellent example of a large double bedroom ground floor flat within a modern complex that overlooks a nearby green.

- Purpose built
- Ground floor
- Entrance hallway
- Lounge/Kitchen
- One bedroom
- Bathroom
- Allocated off street parking
- No onward chain



52 Greenfield Road, Keynsham, Bristol, BS31 1FL

A Stylish and Spacious One Bedroom Ground Floor Flat that's Ideal for First-Time Buyers, Downsizees, or Investors. Situated just a short stroll from Keynsham's vibrant town centre, this bright and airy ground floor apartment offers the perfect blend of convenience and comfort and enjoys an enviable position directly overlooking an adjoining green.

Entered via a well maintained communal hallway, the property opens into a welcoming open plan lounge and kitchen that's ideal for modern living and entertaining. The generously sized master bedroom offers a peaceful retreat, while the larger than average bathroom is fitted with a contemporary three-piece suite, providing both style and functionality.

Further benefits from the property include allocated off-street parking, nearby visitors parking and no onward sales chain.

INTERIOR

GROUND FLOOR

ENTRANCE VIA COMMUNAL HALLWAY

Access to front door to Flat 52.

ENTRANCE HALLWAY 4.71m x 1.07m (15'5" x 3'6") to maximum points. Entrance phone, radiator, power points, storage cupboard, doors leading to rooms.

LOUNGE/KITCHEN 5.37m x 4.73m (17'7" x 15'6") to maximum points. Double glazed UPVC window to rear aspect, full height double glazed UPVC window to rear aspect. Kitchen comprising range of matching wall and base units with rolled work surfaces, bowl and a quarter stainless steel sink with mixer tap over, electric oven with four ring gas hob and extractor fan over, integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine, wall mounted gas combination boiler, power points. Lounge area with radiator, power points and ample space for family sized table and sofa.

BEDROOM ONE 4.79m x 2.77m (15'8" x 9'1") to maximum points. Double glazed UPVC window to rear aspect, radiator, power points. power points, radiator

BATHROOM 4.19m x 1.7m narrowing to 1.5m (13'8" x 5'6" narrowing to 4'11") to maximum points. Obscured UPVC double glazed window to rear aspect, bathroom comprising of matching three piece suite with low level WC, pedestal wash hand basin, panelled bath with shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

EXTERIOR

Allocated off street parking for one vehicle. Visitor spaces are offered on a first come first serve basis.

TENURE

This property is leasehold. 125 years from the 1st January 2014 with a service charge of £1,199.63 per annum (£92.20 per month) and a ground rent of £373.91 is payable annually.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band A according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority: Bath and North East Somerset.

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Of

