

Temple Street, Keynsham, Bristol, BS31

Approximate Area = 775 sq ft / 71.9 sq m

For identification only - Not to scale



THIRD FLOOR





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CHARTERED SURVEYORS • ESTATE AGENTS

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Flat 31 North Block Temple Street, Keynsham, Bristol, BS31 1FW



£280,000

A centrally located modern two double bedroom Apartment that's offered to the market with no onward chain.

Third floor Apartment
 Far reaching views
 Lift serviced
 Open plan/dining room/kitchen
 Two double bedrooms
 Luxury bathroom
 Access to parking space
 Marketed with no onward chain





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Flat 31 North Block Temple Street, Keynsham, Bristol, BS31 1FW

A bright and spacious two double bedroom apartment BEDROOM TWO 5.2m x 2.8m (17'0" x 9'2") situated on the fourth floor of Riverside View, a Double glazed window to front aspect enjoying town modern, centrally located development, that offers stunning views across the town. Marketed with no electric radiator. onward chain, this stylish home is ideal for both firsttime buyers and those looking to downsize.

Accessed via a communal hallway with lift service to the fourth floor, the apartment opens into a generous open-plan Lounge/Kitchen/Dining Room featuring floor to ceiling windows that flood the space with natural light. The contemporary kitchen is fully fitted and finished with elegant Quartz work surfaces. Both bedrooms are well-proportioned doubles, each enjoying far-reaching views. The bathroom is appointed to a high standard with a sleek, modern finish. Further benefits include an allocated parking space.

Riverside View is ideally positioned just moments from Kevnsham's vibrant High Street, offering easy access to a wide selection of independent shops, cafés, and local amenities. Keynsham Railway Station is also Prospective purchasers are to be aware that this within close proximity, providing direct links to both Bristol and Bath.

INTERIOR

COMMUNAL ENTRANCE HALLWAY

Accessed via secure telephone entry system with stairs and lifts rising to the fourth floor and leading to Apartment 31.

INTERNAL HALLWAY 3.1m x 1.9m (10'2" x 6'2")

Video phone entry system, power points, doors leading to rooms.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN 3.4m x 3.8m (11'1" x 12'5")

Double glazed windows and French doors to front aspect to Juliette balcony that enjoys town centre views. Kitchen comprising range of soft close wall and base units with Quartz work surfaces over, inset bowl and a quarter sink with mixer tap over, range of integrated appliances including electric Neff oven, four ring electric hob with extractor fan over, fridge, freezer, washing machine and dishwasher. Power points, splashbacks to all wet areas. Lounge and dining area offering ample space for several sofas and family sized dining table, power points, electric radiator.

BEDROOM ONE 4.4m x 3.2m (14'5" x 10'5")

Double glazed window to front aspect enjoying town centre views, two built in storage cupboards (one housing hot water cylinder and vent-axia recirculation unit), power points, electric radiator.

centre views, built in double wardrobe, power points,

BATHROOM 2.8m x 2m (9'2" x 6'6")

Luxury three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC and panelled bath with mixer tap and dual head shower off main supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

PARKING

The Apartment benefits from access to one parking space which is leased for £200 per annum.

TENURE

This property is leasehold. The Lease is for 250 years from 10th November 2017 with 242 years remaining. An annual service charge of £1.534 is payable plus £200 per year for parking is payable.

COUNCIL TAX

property is in council tax band C 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.

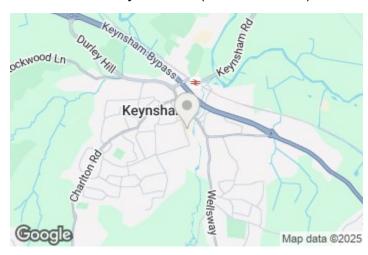
ADDITIONAL INFORMATION

Prospective purchasers are to be aware that planning has be granted on an adjoining parcel of land for residential development, further details available on the BANES planning portal ref: 24/00768/FUL. The property is subject to Probate, further details available from the agent on request.

Local authority: Bath and North East somerset. Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source -Ofcom).

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



















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