

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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 = 659 sq ft / 61.2 sq m
For identification only - Not to scale



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: 1331576



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DAVIES & WAY

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33 Greenfield Road, Keynsham, Bristol, BS31 1FJ



£225,000

An excellently presented two double bedroom upper floor Apartment that enjoys delightful far reaching views.

▪ Apartment ▪ Top Floor ▪ Far reaching views ▪ Communal entrance ▪ Hallway ▪ Lounge ▪ Kitchen ▪ Two double bedrooms ▪ Bathroom ▪ Allocated parking space



33 Greenfield Road, Keynsham, Bristol, BS31 1FJ

An excellent example of a bright and airy two bedroom upper floor apartment, offering modern accommodation throughout and far reaching views from several rooms.

Accessed via a secure video entry system, the apartment is reached through a communal hallway with stairs rising to the second floor, leading to Apartment 33. Inside, a spacious entrance hallway includes a loft access and a useful storage cupboard. From here, the attractive lounge/dining room features full length windows enjoying panoramic views and direct access to a contemporary kitchen fitted with a range of matching wall and base units, along with an integrated oven and hob. The property further offers two well proportioned double bedrooms, with the principal bedroom boasting two built-in double wardrobes and the second bedroom enhanced by a stylish feature panelled wall. A modern three-piece bathroom suite completes the accommodation. Externally, the apartment benefits from an allocated parking space, with additional visitor spaces available nearby.

Situated in the heart of "The Meadows," the property enjoys a highly convenient location close to green spaces, local amenities and with excellent links to the town centre and the cities of Bristol and Bath.

INTERIOR

GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

Accessed via secure telephone entry video system, stairs rising to second floor.

SECOND FLOOR

Entrance to Apartment number 33.

INTERNAL HALLWAY 5.7m x 3m (18'8" x 9'10")

to maximum points. Access to loft via hatch, built in storage cupboard housing modern consumer unit, radiator, power points, doors leading to rooms.

LOUNGE/DINING ROOM 4.3m x 3.8m (14'1" x 12'5")

to maximum points. Full length double glazed windows to front aspect enjoying far reaching views, radiator, power points, opening leading to kitchen.

KITCHEN 4m x 1.6m (13'1" x 5'2")

Double glazed window to side aspect, modern kitchen comprising range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, integrated electric oven with four ring gas hob and stainless steel extractor fan over, space and plumbing for washing machine, space and power for upright fridge/freezer, power points, splashbacks to all wet areas.

BEDROOM ONE 3.7m x 4.3m narrowing to 2.6m (12'1" x 14'1" narrowing to 8'6")
Double glazed window to front aspect, two built in double wardrobes, radiator, power points.

BEDROOM TWO 3.7m narrowing to 3m x 2.6m (12'1" narrowing to 9'10" x 8'6")
Double glazed window to front aspect, feature panelled wall, radiator, power points.

BATHROOM 2.9m x narrowing to 2.1m x 1.6m (9'6" x narrowing to 6'10" x 5'2")
Modern, matching three piece suite comprising pedestal wash hand basin, low level WC and panelled bath with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

PARKING
Allocated off street parking for one vehicle with several visitor spaces nearby.

TENURE
This property is leasehold with approximately 91 years remaining. There is an annual service charge of £1,559.00 payable.

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band B 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 - Ofco)

