

## St. Keyna Court, Temple Street, Keynsham, Bristol, BS31

Approximate Area = 721 sq ft / 66.9 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). © nchecom 2025. Produced for Davies & Way. REF: 1306128

## 26 St Keyna Court Temple Street, Keynsham, Bristol, BS31 1HB



£225,000

Located in the town centre, this two double bedroom apartment offers a convenient location and spacious accommodation.

- Town centre location
- Open plan living
- Two double bedrooms
- Bathroom
- Utility cupboard
- Balcony
- Extended lease
- Ample storage
- Allocated parking
- No onward chain

# 26 St Keyna Court Temple Street, Keynsham, Bristol, BS31 1HB

This bright and welcoming two double bedroom apartment is located in the centre of town offers convenient access to the local high street, memorial park and Keynsham train station.

Internally the property is entered by a communal hallway via a secure telephone entry system, from here there is both lift and stair access to the property. Once inside, a hallway (with several generous storage cupboards) is found leading to a spacious open plan kitchen/living/dining space with the benefit of access to a balcony. The accommodation is completed with two double bedrooms and a bathroom. The property further benefits from an extended lease and off street parking.

## INTERIOR

### GROUND FLOOR

Communal entrance accessed via a secure telephone entry system, stair and lift access to flat 26.

### INTERNAL HALLWAY 5.9m x 0.9m (19'4" x 2'11")

Doors leading to all rooms, ample built in storage cupboards and power points.

### LIVING/DINING/KITCHEN 7.2m x 4.9m (23'7" x 16'0")

Double glazed sliding door to balcony and windows to front aspect. Matching wall and base units with work surfaces over and tiled splashbacks to areas. Spaces for white goods, sink and drainer with mixer tap over and power points.

### BEDROOM ONE 3.2m x 3.7m (10'5" x 12'1")

Double glazed windows to side aspect, built in wardrobe and power points.

### BEDROOM TWO 2.5m x 3.7m (8'2" x 12'1" )

Double glazed windows to side aspect, built in wardrobe and power points.

### BATHROOM 2m x 2.11m (6'6" x 6'11" )

Panelled bath with electric shower overhead, pedestal sink with hot and cold taps, low level wc. Built in storage cupboard with sliding mirrored door, heated towel rail and extractor fan.

## OFF STREET PARKING

Allocated off street parking for one vehicle in garage.

## TENURE

This property is Leasehold with approximately 163 years remaining. There is a service charge payable of £119.42 per month, but it is payable per quarter (i.e. £358.26 per quarter) and a ground rent of £40 per annum.

## COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band B according to [www.gov.uk](http://www.gov.uk) website.

## ADDITIONAL INFORMATION

Local authority: Bath and North East Somerset.

Services: All services connected.

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

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

