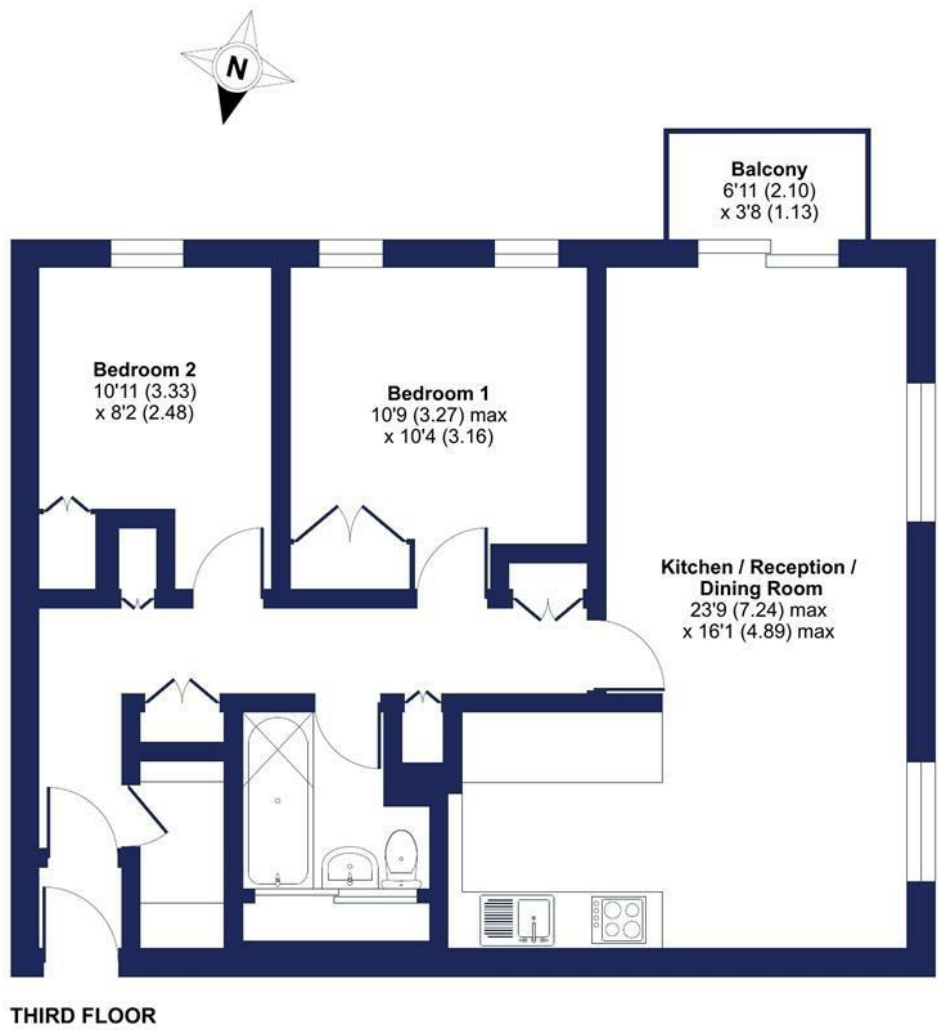


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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). © nichecom 2025. Produced for Davies & Way. REF: 1306128



www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

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 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).

