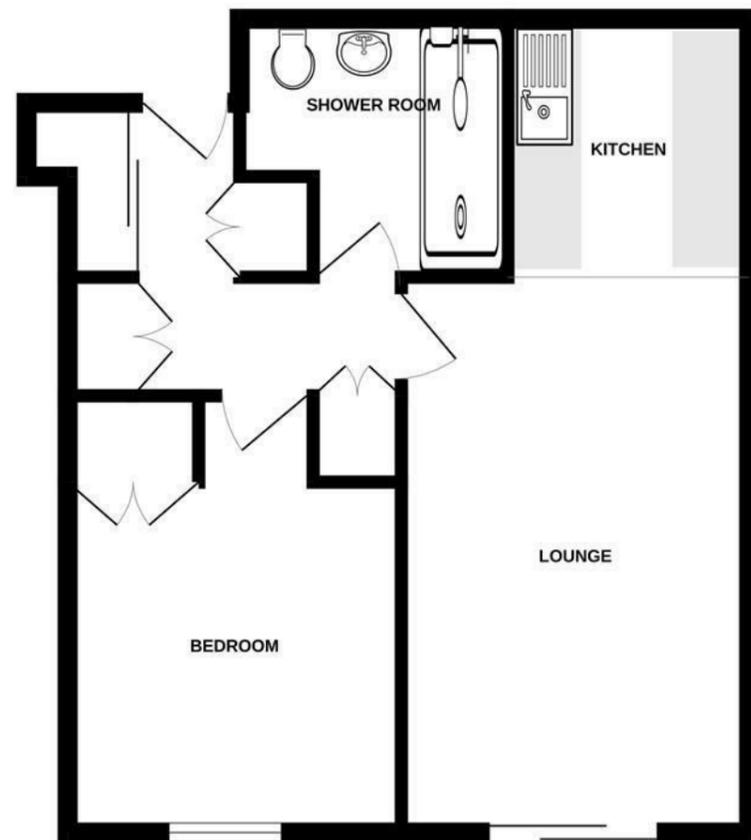


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	52
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 472 sq.ft. (43.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1 High Street, Keynsham, Bristol, BS31 1DP  
Tel: 0117 9863681 email: keynsham@daviesandway.com

5 St Keyna Court Temple Street, Keynsham, Bristol, BS31 1HB



£175,000

A one bedroom flat situated in a highly convenient location, well suited to those downsizing.

- Extended lease
- Ground Floor
- Communal Entrance Hallway
- Internal Hallway
- Lounge
- Kitchen
- Double bedroom
- Shower room
- underground parking space
- Communal Terrace



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

LEASE IN THE PROCESS OF BEING EXTENDED TO 160 YEARS. Located on the ground floor of 5 St Keyna Court and offering step free access, this modern one double bedroom apartment offers bright and airy accommodation well suited to both downsizers looking for an alternative to a bungalow and first time purchasers.

Internally the property is accessed via a secure communal entrance hallway which directly leads to an internal hallway that boasts four useful storage cupboards and provides access to the remaining accommodation. This comprises of a spacious lounge that directly overlooks and provides access to a raised parkside terrace, a galley style kitchen and a double bedroom that enjoys views of the adjoining parkland. The home further benefits from a recently fitted shower room and an allocated underground parking space.

St Keyna Court is conveniently located close to all of Keynsham town centre amenities, Keynsham mainline railway station, bus stops and the Memorial Park.

### INTERIOR

#### COMMUNAL ENTRANCE HALLWAY

Step free access to secure entrance hallway, that leads directly to Flat number 5.

#### INTERNAL HALLWAY 2.8m x 2.3m (9'2" x 7'6")

to maximum points. An 'L' shaped hallway benefitting from four built in storage cupboards, power point, telephone points and doors leading to rooms.

#### LOUNGE 4.9m x 3.5m (16'0" x 11'5" )

Double glazed patio doors to rear aspect leading to resident's terrace, power points, opening leading to kitchen.

#### KITCHEN 2.4m x 2.1m (7'10" x 6'10" )

Range of base units with roll top work surfaces, stainless steel sink, space and power for electric oven, space for low level fridge and space and plumbing for washing machine, tiled splashbacks to all wet areas, power points.

#### BEDROOM 4m x 3.1m (13'1" x 10'2" )

Double glazed sash window to rear aspect, built in double wardrobe, electric panel heater, power points.

#### SHOWER ROOM 2.1m x 1.9m (6'10" x 6'2" )

to maximum points. Modern, recently fitted shower room comprising pedestal wash hand basin with mixer tap over, low level WC and oversized walk in shower cubicle with dual head electric shower over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

### ALLOCATED PARKING

The property benefits from one allocated underground parking space.

### RESIDENT'S FACILITIES

Residents of the complex have access to a communal terrace that directly backs onto Memorial Park that this property directly accesses.

### TENURE

This property is Leasehold. The lease is currently being extended and once complete will have approximately 160 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 £175 per annum.

### AGENT NOTE

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.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council ([bathnes.gov.uk](http://bathnes.gov.uk))

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

