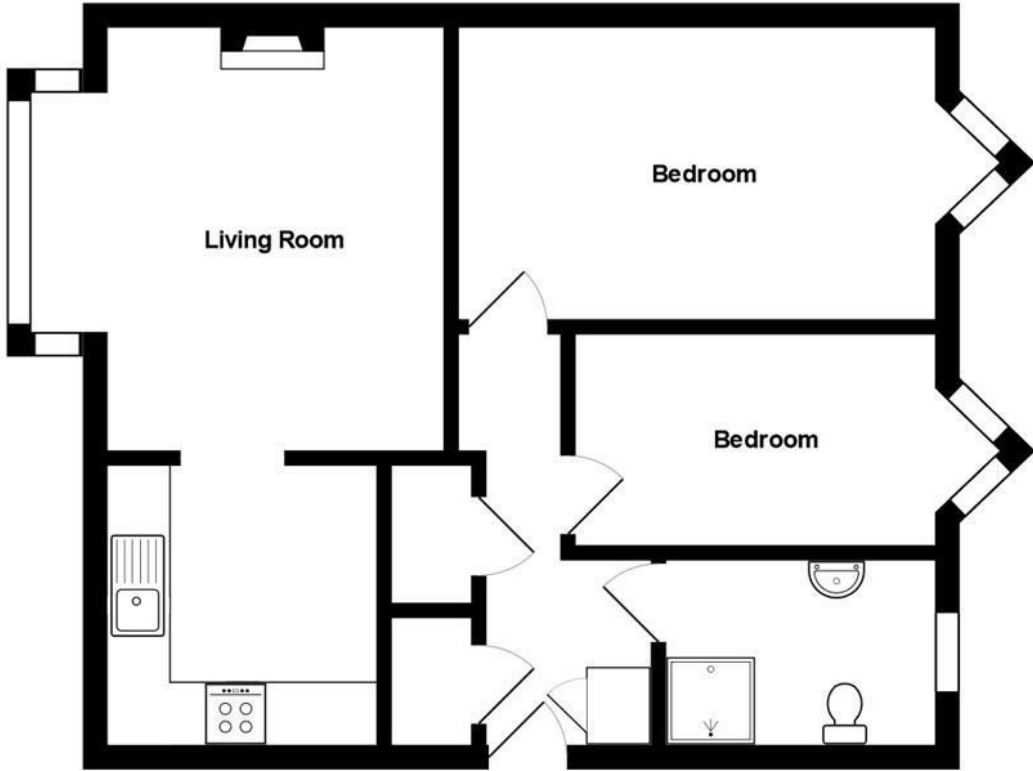


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 58.5 m² ... 629 ft²

All measurements are approximate and for display purposes only.

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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.
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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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9 Fairacres Close, Keynsham, Bristol, BS31 1TT



£150,000

A bright and airy two bedroom ground floor retirement Apartment that is marketed with no onward chain

- Retirement Apartment
- Step free access
- Ground floor
- Entrance hallway
- Lounge
- Kitchen
- Two bedrooms
- Wet room
- Marketed with no onward chain



9 Fairacres Close, Keynsham, Bristol, BS31 1TT

Situated on the ground floor of Fairacres Close, a popular retirement complex, this two bedroom property is centrally located at the top of the development and enjoys easy step free access, making it an ideal purchase for both potential downsizers and those with mobility requirements.

Internally the property is accessed via a secure communal hallway which directly leads to Flat number 9. Once inside an entrance hallway with three built in storage cupboards is found, which leads to the remaining accommodation. This consists of a good size lounge with direct views of the Residents gardens, a neutrally decorated kitchen/breakfast room, again with garden views, two well balanced bedrooms and a three piece suite wet room.

GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

Accessed via secure telephone entry system and leading directly to Apartment 9.

INTERNAL HALLWAY 4.3m x 1m (14'1" x 3'3")

Three built in storage cupboards, electric panel heater, power points, doors leading to rooms

LOUNGE 4.1m x 4.1m (13'5" x 13'5")

to maximum points into bay. Double glazed bay window to front aspect, electric panel heater, power points, opening leading to kitchen.

KITCHEN 2.7m x 2.6m (8'10" x 8'6")

Double glazed window to front aspect overlooking Resident's gardens. Kitchen comprising range of matching wall and base units with roll top work surfaces, sink with mixer tap over, integrated electric oven with four ring electric hob and extractor fan over, space and plumbing for washing machine, space for upright fridge/freezer, splashbacks to all wet areas.

BEDROOM ONE 4.6m x 2.8m (15'1" x 9'2")

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

BEDROOM TWO 3.5m x 2.1m (11'5" x 6'10")

Double glazed window to rear aspect, electric panel heater, power points.

WET ROOM 2.6m x 1.9m (8'6" x 6'2")

Obscured double glazed window to rear aspect, walk in wet room comprising pedestal wash hand basin with mixer tap over, low level WC on a raised base for ease of use and has foldaway hand rail. Foldaway seat in the shower area, walk in shower enclosure with electric shower over, electric panel heater, splashbacks to all wet areas.

RESIDENTS FACILITIES

Owners of Fairacres Close have exclusive use of Resident's facilities including Resident's ample parking, communal gardens, a meeting room and clothes drying area. The complex additionally benefits from a House Manager (not 24 hours).

TENURE

This property is leasehold. The lease is for 125 years from 1st January 1985. The service charges payable are £3225.46 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. 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: Superfast 80mbps (Source - Ofcom).

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

