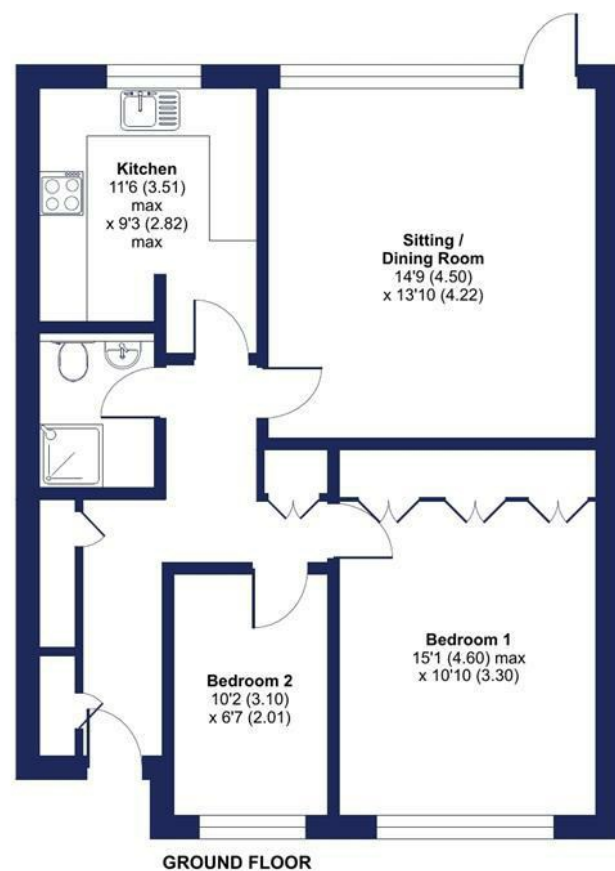


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Dragons Hill Court, Keynsham, Bristol, BS31

Approximate Area = 704 sq ft / 65.4 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: 1305096



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 Tel: 0117 9863681 email: keynsham@daviesandway.com

24 Dragons Hill Court, Keynsham, Bristol, BS31 1LW



£250,000

A spacious two bedroom ground floor Apartment located within a central location that's marketed with no onward chain.

- Ground floor Apartment
- Entrance hallway
- Lounge
- Kitchen
- Two bedrooms
- Shower room
- Garage
- Direct access to resident's gardens
- No onward chain



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24 Dragons Hill Court, Keynsham, Bristol, BS31 1LW

A spacious and beautifully positioned two bedroom ground floor apartment with direct garden access, offered with no onward chain.

Enjoying a peaceful yet highly convenient central location, this well presented ground floor apartment provides bright, airy, and well-balanced accommodation, making it an ideal choice for those seeking a low maintenance alternative to a bungalow. One of the standout features is the delightful outlook and direct access to the beautifully maintained communal gardens. The generously sized lounge opens directly onto a private patio seating area, perfect for relaxing outdoors.

Accessed via a shared entrance (with just one apartment above), the property opens into a welcoming hallway with two large built in storage cupboards. The accommodation continues with a particularly spacious lounge measuring approximately 4.7m x 4.3m (15'5" x 14'1"), a neutrally styled fitted kitchen, two well proportioned bedrooms, and a modern three-piece shower room.

Further benefits include a single garage located in a nearby block, and the property is offered for sale with no onward chain.

INTERIOR

GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

Obscured double glazed windows to front and side aspects, built in storage cupboard, door providing access to internal hallway.

INTERNAL HALLWAY

Benefitting from two large storage cupboards, power points, doors leading to rooms.

LOUNGE 4.7m x 4.3m (15'5" x 14'1")

Double glazed window to rear aspect overlooking resident's gardens, double glazed door to rear aspect providing access to a small patio within the resident's gardens, radiator, power points.

KITCHEN 3m x 2.9m (9'10" x 9'6")

Double glazed window to rear aspect that enjoys resident's garden views. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated double electric oven and four ring induction hob with extractor fan over, space and plumbing for washing machine and slimline dishwasher, space and power for upright fridge/freezer, wall mounted gas combination boiler, radiator, power points, tiled splashbacks to all wet areas.

BEDROOM ONE 4.9m x 3.1m (16'0" x 10'2")

Double glazed window to front aspect, radiator, power points, an array of built in wardrobes.

BEDROOM TWO 3.3m x 2.1m (10'9" x 6'10")

Double glazed window to front aspect, radiator, power points.

SHOWER ROOM 2m x 1.7m (6'6" x 5'6")

Matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, oversized walk in shower cubicle with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

GARAGE

Single garage located nearby within a block.

RESIDENT'S GARDENS

The Apartment has direct access into mature resident's gardens which several of the rooms overlook.

TENURE

This property is leasehold. The Lease is for 999 years with approximately 942 years remaining. There is a management charge of £175 due every 3 months.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C 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

The property is subject to probate.

Local authority: Bath and North East somerset.

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

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

