

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Dapps Hill, Bristol, BS31

Approximate Area = 1667 sq ft / 154.8 sq m (excludes void)  
Limited Use Area(s) = 38 sq ft / 3.5 sq m  
Garage = 203 sq ft / 18.8 sq m  
Total = 1908 sq ft / 177.1 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: 1320579



## Flat 13, Victoria House Dapps Hill, Keynsham, Bristol, BS31 1UL



£400,000

A superb three storey, four bedroom Apartment that's located within an enviable waterside setting.

- Grade II Listed development
- Waterside Apartment
- Breathtaking lounge/dining room
- Snug
- Kitchen/breakfast room
- Utility room
- Four bedrooms
- En suite
- Shower room
- Resident's facilities

# Flat 13, Victoria House Dapps Hill, Keynsham, Bristol, BS31 1UL

A substantial and characterful four-bedroom apartment set within a historic Grade II Listed development in the highly sought-after Dapps Hill Conservation Area. Arranged over three generous floors and extending to approximately 1,700 sq ft (159 sq m), this unique home combines the scale of a house with the ease of a secure, low-maintenance setting. With access to extensive residents' facilities, it offers an ideal lifestyle for those seeking convenience, comfort, and a perfect lock up and leave residence.

The property is entered via the residents' mill room, a striking communal space showcasing the original millstone and machinery, which leads through to a picturesque riverside conservatory. From here, stairs rise to the first floor and the entrance to Apartment 13. Once inside, a hallway leads to a breathtaking lounge/dining room with dramatic ceiling heights reaching up to 5.4 metres (17'8"). Five tall windows with built-in shutters flood the space with natural light and frame captivating views of the adjoining river. The adjacent kitchen/breakfast room is well-fitted and continues to enjoy similar river views. This level also offers a versatile bedroom, ideal for visiting guests or use as a home office, in addition to an adjoining WC. Upstairs, a mezzanine snug overlooks the main reception room and enjoys dual-aspect views of the surrounding countryside and river, creating a serene and elevated retreat. This floor also includes a double bedroom with built-in wardrobe and en suite shower room, along with a practical utility room. The top floor comprises a stunning principal bedroom measuring over 6.1 metres (20 feet) in length, complete with a triple built-in wardrobe. A further bedroom, ideal for guests or alternatively as a walk-in dressing room, complements this level, which is served by a luxurious three-piece shower room.

Externally, residents and their guests enjoy access to beautifully maintained grounds befitting the property's Conservation Area setting. These include picturesque riverside gardens, a tranquil waterside terrace, and a fully equipped gymnasium.

## INTERIOR

### COMMUNAL ENTRANCE

Accessed via secured telephone entry phone which leads to an impressive mill room with original mill stone and mill machinery, which leads to a delightful conservatory that overlooks the river and resident's gardens and provides stairs that rise to the first floor and lead to Apartment 13.

## FIRST FLOOR

### INTERNAL HALLWAY

Electric radiator, power points, understairs storage cupboard, stairs rising to first floor landing, doors leading to rooms.

### LOUNGE/DINING ROOM 6.5m x 5.3m (21'3" x 17'4" )

Ceiling heights in places measuring 5.4m (17'8"). Five double glazed windows with inset shutters to front and side aspect with several enjoying direct views of the river, feature electric fireplace with stone surround, electric radiators, power points, door leading to kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM 3.2m x 2.8m (10'5" x 9'2" )

Double glazed window with inset shutters to side aspect enjoying river views, bespoke built kitchen comprising range of soft close and wall base units with Quartz work surfaces, inset stainless steel sink with mixer tap over, range of integrated appliances including electric oven, four ring induction hob with extractor fan over, integrated fridge/freezer and dishwasher, power points, splashbacks to all wet areas.

### BEDROOM FOUR 2.3m x 2.2m (7'6" x 7'2" )

Double glazed window with inset shutters to rear aspect enjoying beautiful river views. Currently utilised as a home office and would make an ideal guest bedroom, benefitting from an electric radiator and power points.

### WC

Modern, matching two piece suite comprising wash hand basin and low level WC.

## SECOND FLOOR

### LANDING

Built in storage cupboard, stairs rising to second floor, doors leading to rooms.

### SNUG 5.3m narrowing to 2.9m x 2m (17'4" narrowing to 9'6" x 6'6")

Dual aspect double glazed windows to rear and side aspects with inset shutters enjoying river views, mezzanine glass balustrade overlooking lounge/dining room, electric radiator, power points.

### BEDROOM TWO 3.5m x 3.4m (11'5" x 11'1" )

Double glazed window with inset shutters to front aspect, built in double wardrobe, electric radiator, power points, doors leading to en suite shower room.

### EN SUITE SHOWER ROOM 2.4m x 1.8m (7'10" x 5'10" )

to maximum points. Modern matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC and walk in shower cubicle with electric shower over, extractor fan, tiled splashbacks to all wet areas.

### UTILITY ROOM 2.9m x 0.9m (9'6" x 2'11" )

Space, power and plumbing for washing machine and tumble dryer, Belfast sink, tiled splashbacks to all wet areas.

## TOP FLOOR

### LANDING

Double glazed velux window with remotely operated inset blinds to roofline, access to loft via hatch, doors to rooms.

### BEDROOM ONE 6.1m x 3m (20'0" x 9'10" )

Double glazed velux window with inset blind to roofline, built in triple wardrobe, storage to eaves, electric radiator, power points.

### BEDROOM THREE 3.5m x 2.2m (11'5" x 7'2" )

Double glazed velux window with inset blinds to roofline, electric radiator, power points, storage to eaves.

### SHOWER ROOM 2.4m x 2.4m (7'10" x 7'10" )

Luxury three piece suite comprising freestanding wash hand basin with mixer tap over, hidden cistern WC, oversized walk in shower cubicle with electric shower over, heated towel rail, built in storage cupboard housing hot water cylinder, extractor fan, tiled splashbacks to all wet areas.

## EXTERIOR

### GARAGE

Oversized garage accessed via up and over door located within the complex and in close proximity to Apartment 13.

## RESIDENT'S FACILITIES

Owners and their guests of Dapps Hill have exclusive use and extensive resident's facilities including a delightful mill room that can be used for social gatherings, a conservatory with picturesque views of the river and adjoining riverside patio, a fully equipped gymnasium and mature resident's gardens that enjoy breathtaking countryside views.

## TENURE

This property is leasehold. 999 years from 1988. The monthly service charge is £382.12.

## COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band E 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 1000mbps (Source - Ofcom).

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

