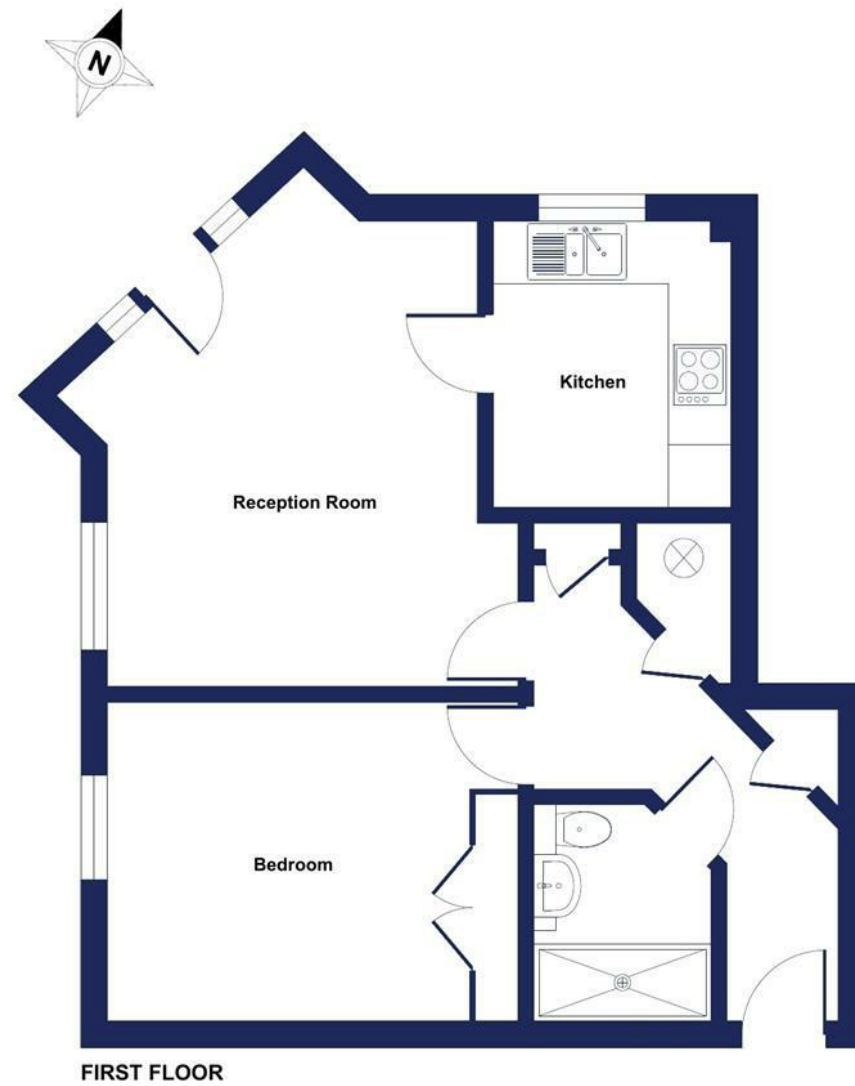


1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	83
(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		

The Regents, Back Lane, Keynsham, Bristol, BS31

Approximate Area = 517 sq ft / 48 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: 1371408



12 The Regents Back Lane, Keynsham, Bristol, BS31 1DG



£225,000

A desirable first floor retirement apartment within a prestigious luxury development with excellent transport links whilst adjacent to the town centre and Keynsham Memorial Park.

- Short walk to High Street amenities
- Sought after complex
- Convenient to bus and rail services to Bristol & Bath
- Spacious hallway
- Living/dining Room
- Double Bedroom
- Shower room
- Communal facilities including gardens, lounge and conservatory
- Laundry and lift Service
- First floor apartment



12 The Regents Back Lane, Keynsham, Bristol, BS31 1DG

Occupying a convenient position very close to Keynsham High Street, this one bedroom retirement apartment offers easy access to a wide range of local amenities and would make an ideal home for those looking to downsize and enjoy a relaxed lifestyle in later years. Situated on the first floor, the apartment benefits from bright, westerly views over the rear of the High Street, which can be appreciated from the living/dining room through its dual aspect windows. The accommodation also comprises a well equipped kitchen, a comfortable double bedroom, and a modern fitted shower room.

Apartments within The Regents are highly sought after thanks to their excellent location, just moments from the town centre shops and amenities, and adjacent to Keynsham Memorial Park. Residents enjoy exclusive access to a range of communal facilities, including a lounge, dining room, conservatory, and patio garden, all offering lovely park views. Additional amenities include a guest suite for visiting family and friends, as well as a residents' laundry room.

INTERIOR

COMMUNAL ENTRANCE HALL

Leading to:

ENTRANCE HALLWAY

Doors to rooms, built in storage cupboards, airing cupboard housing hot water cylinder and fitted shelving. Wall mounted emergency call system and electric heater.

LIVING/DINING ROOM 4.78m x 3.94m (15'8" x 12'11")

Dual aspect UPVC double glazed window to front aspects and door providing access to Kitchen. Television and telephone points, electric storage heater.

KITCHEN 2.76m x 2.29m (9'0" x 7'6")

UPVC double glazed window to side aspect. Kitchen comprising matching wall and base units with rolled top work surface, inset one and a quarter bowl sink unit with mixer tap over. Space for fridge/freezer, space and plumbing for washing machine. Built in four ring electric hob with extractor over. Kick board heater.

DOUBLE BEDROOM 3.92m x 3.05m (12'10" x 10'0")

UPVC double glazed window to front aspect, built in wardrobe (included in measurements) and electric night storage heater.

SHOWER ROOM 2.06m x 1.70m (6'9" x 5'6")

Shower room comprising a double walk in shower, WC with concealed cistern and vanity unit wash hand

basin. Eye level storage shelving with recessed lighting. Heated towel rail and extractor fan.

EXTERIOR

COMMUNAL GARDENS

The property has the benefit of small communal gardens which enjoy a most pleasant aspect being adjacent to landscaped gardens of Keynsham's Memorial Park.

COMMUNAL PARKING

There are communal parking facilities.

TENURE

This property is leasehold. Lease dated 1st January 1994 for a period of 150 years with 119 years remaining. The Lease provides for Ground Rent to be payable (this is currently £736.85 per annum), or for you to pay a lump sum (of 1% of the sale proceeds when you sell, or the open market value plus 0.5% for each complete or partial year of ownership) on completion of the sale. There is an annual service charge payable of £4,684.80.

COUNCIL TAX

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

This property is subject to Probate.

Local authority: Bath and North East Somerset.

Services: All services connected.

Broadband speed: Superfast 80mbps (Source - Ofcom).

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

