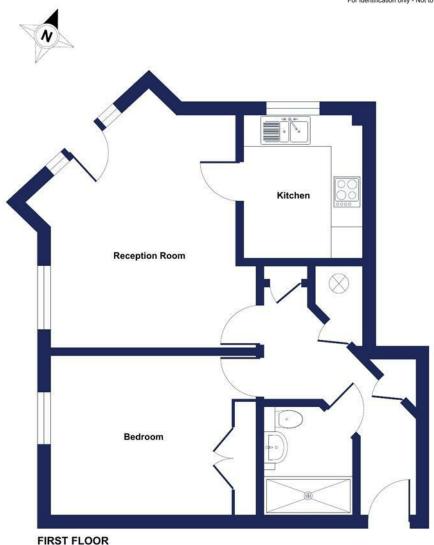


## The Regents, Back Lane, Keynsham, Bristol, BS31

Approximate Area = 517 sq ft / 48 sq m

For identification only - Not to scale







#### www.daviesandway.com

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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**CHARTERED SURVEYORS • ESTATE AGENTS** 

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

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



# £230,000

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





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

Occupying a convenient position very close to basin. Eye level storage shelving with recessed 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 COMMUNAL PARKING 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 remaining. The Lease provides for Ground Rent to be 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

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.

There are communal parking facilities.

This property is leasehold. Lease dated 1st January 1994 for a period of 150 years with 119 years 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).



















