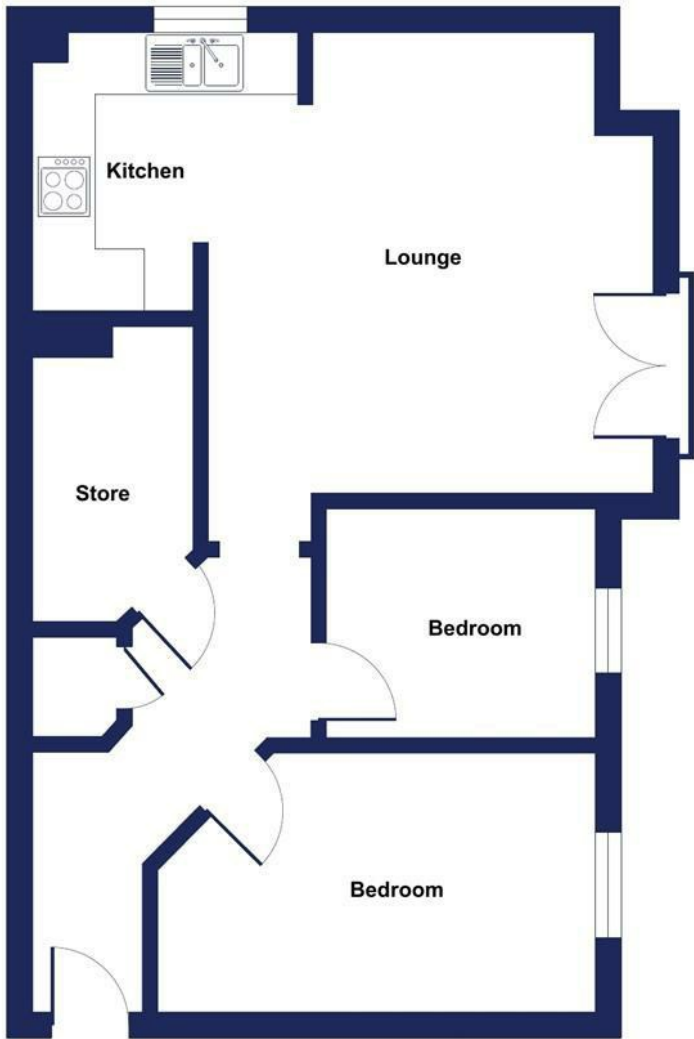


| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 82                      | 82        |
| (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 |           |

Greenfield Road, Keynsham, Bristol, BS31

Approximate Area = 575 sq ft / 53.4 sq m  
For identification only - Not to scale



SECOND FLOOR

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: 1365764



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Tel: 0117 9863681 email: keynsham@daviesandway.com

16 Greenfield Road, Keynsham, Bristol, BS31 1FL



£215,000

A bright and airy two double bedroom Apartment that's located in the heart of a popular development.

- Top Floor Apartment
- Communal entrance
- Internal hallway
- Lounge
- Kitchen
- Two double bedrooms
- Bathroom
- Allocated parking space
- Green views



## 16 Greenfield Road, Keynsham, Bristol, BS31 1FL

Occupying part of the top floor within a popular purpose built complex this two double bedroom Apartment enjoys modern bright and airy accommodation with the majority of the rooms benefitting from delightful views across adjoining green space.

Internally the home is entered via communal entrance that leads to the second floor and onto Apartment 16. Once inside you are greeted by a roomy entrance hallway (with large built in storage cupboard and loft access) which leads to a bright and airy lounge with French doors to a Juliette balcony that overlooks an adjoining green. This room leads to a modern kitchen. Both bedrooms are good sized doubles again with green views and are serviced by a contemporary three piece suite bathroom. The property further benefits from an allocated parking space located nearby as well as access to several visitor's spaces and a communal bin and bike store.

### INTERIOR

#### GROUND FLOOR

##### COMMUNAL ENTRANCE HALLWAY

Accessed via telephone entry system with stairs rising to the second floor.

#### SECOND FLOOR

Entrance leading to Apartment number 16.

##### INTERNAL HALLWAY 4.5m x 3m (14'9" x 9'10" )

to maximum points. Access to loft via hatch, built in storage cupboards, power points, doors leading to rooms.

##### LOUNGE 4.5m x 4.4m (14'9" x 14'5" )

Double glazed French doors to Juliette balcony to front aspect enjoying views of adjoining green space, radiator, power points, opening leading to kitchen.

##### KITCHEN 2.8m x 2.6m (9'2" x 8'6")

Double glazed window to side aspect, 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 electric oven with four ring gas hob and extractor fan over, space and plumbing for washing machine and dishwasher, space and power for upright fridge/freezer. Wall mounted gas combination boiler, power points, tiled splashbacks to all wet areas.

##### BEDROOM ONE 4.3m x 2.5m (14'1" x 8'2" )

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

##### BEDROOM TWO 2.7m x 2.2m (8'10" x 7'2" )

Double glazed window to front aspect enjoying green views, radiator, power points.

##### BATHROOM 2.9m x 1.6m (9'6" x 5'2" )

Modern matching three piece suite comprising oversized wash hand basin with mixer tap over, low level WC and panelled bath with mixer tap and shower attachment over. Heated towel rail, extractor fan, tiled splashbacks to all wet areas.

### EXTERIOR

#### PARKING

Allocated parking space for one vehicle, with several visitor spaces located nearby.

#### BIN AND BIKE STORE

Communal bin and bike store located nearby.

#### TENURE

This property is leasehold. 125 year lease from 1st January 2014 with approximately 114 years remaining. An annual service charge of £1,514 and groundrent of £374 is payable.

#### 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: Ultrafast 1000mbps (Source - Ofcom).

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

