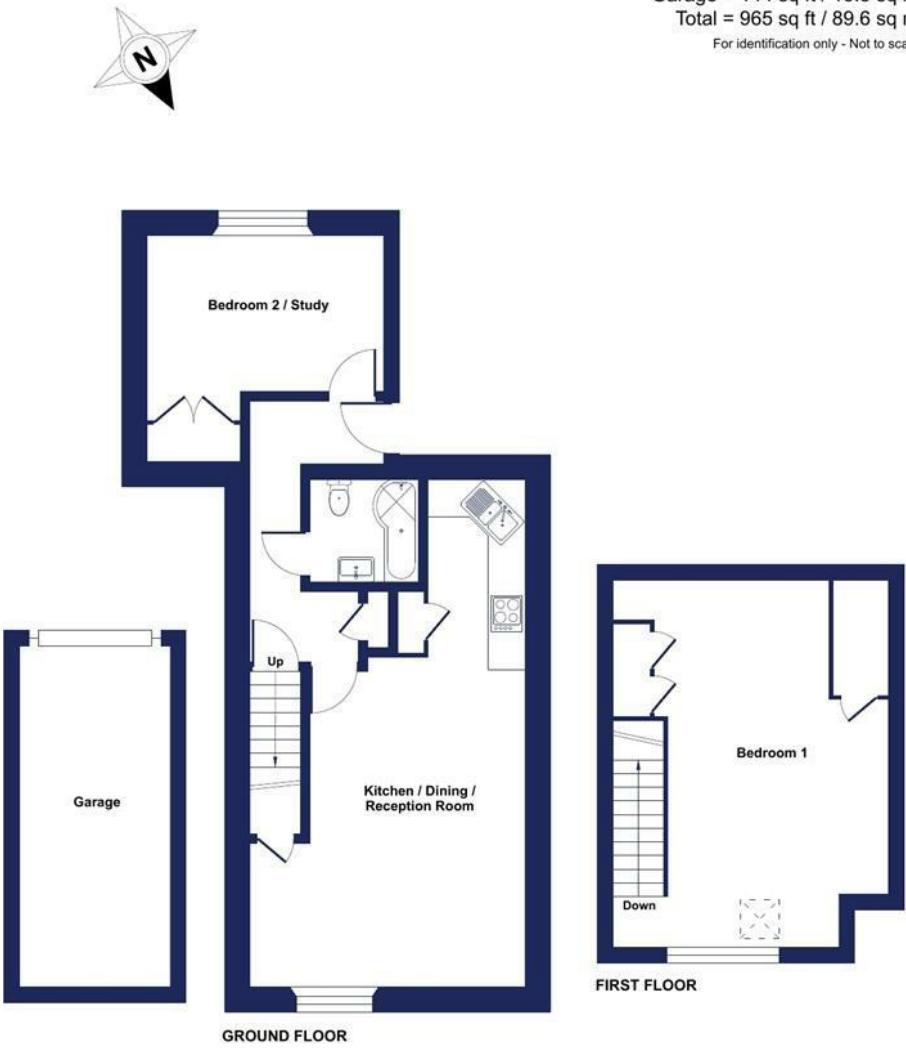


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Dapps Hill, Keynsham, Bristol, BS31

Approximate Area = 821 sq ft / 76.2 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 965 sq ft / 89.6 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: 1314713



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Flat 15 Victoria House Dapps Hill, Keynsham, Bristol, BS31 1UL



£290,000

A charming two bedroom apartment offering spacious accommodation arranged over two floors and boasting riverside views.

- Conservation area
- Popular Complex
- Communal facilities
- Accommodation over two floors
- Reception room
- Kitchen
- Two bedrooms
- Bathroom
- Riverside views
- Garage



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Flat 15 Victoria House Dapps Hill, Keynsham, Bristol, BS31 1UL

Set within a sought-after mill conversion in the desirable Dapps Hill conservation area, close by to local amenities, this beautifully presented two bedroom apartment offers charming and well appointed accommodation arranged over two floors.

The complex is accessed via a secure telephone entry system. Upon entering the apartment, you are welcomed by an entrance hallway leading to a generous open plan reception room opening to the kitchen area. The main level also features a double bedroom enjoying picturesque views of the gardens and the River Chew, as well as a three piece bathroom suite. Occupying the entire upper floor, the principal bedroom showcases exposed original beams and fitted storage.

Residents of the development benefit from exclusive access to a range of on site amenities, including a gymnasium, conservatory, a unique mill room (highlighting preserved, original workings of the historic mill) and beautifully maintained gardens, offering tranquil outdoor spaces to enjoy. Further benefits include a garage.

INTERIOR

GROUND FLOOR

COMMUNAL ENTRANCE

Accessed via a secure telephone entry system, stairs rising to second floor landing leading to Flat 15.

SECOND FLOOR

ENTRANCE HALLWAY

Doors to rooms and staircase to upper floor. Storage cupboard, electric storage heater and power points.

RECEPTION ROOM 5.2m x 4.4m (17'0" x 14'5")

Double glazed wooden windows to front aspect, open plan living and dining space and an opening to kitchen. Understairs storage cupboard, wooden beams in vaulted ceiling, electric storage heater and power points.

KITCHEN 2.9m x 1.5m (9'6" x 4'11")

Matching wall and base units with marble work surfaces over, integrated Neff appliances including slimline dishwasher, microwave, electric oven and induction hob with extractor over. Addition of integrated fridge/freezer and washing machine. One and a quarter sink with mixer tap over, tiled flooring, tiled splashbacks and power points.

BEDROOM TWO 3.8m x 2.9m (12'5" x 9'6")

Double glazed wooden window overlooking the river chew and beautiful gardens. Floor to ceiling fitted wardrobe, electric storage heater and power points.

BATHROOM 1.7m x 1.6m (5'6" x 5'2")

Panelled bath with shower off mains over, wash hand basin with storage cupboard below and mixer tap over and a low level WC. Tiled flooring and splashbacks to wet areas, spotlights, extractor fan and a heated towel rail.

UPPER FLOOR

BEDROOM ONE 5.9m x 4.5m (19'4" x 14'9")

Double glazed velux window to front aspect and a single glazed window to vaulted ceiling in living room. Fitted wardrobes and a bespoke seating ledge with original wooden beams and storage below. Electric storage heater and power points.

EXTERIOR

GARAGE

Single garage with up and over door.

COMMUNAL FACILITIES

Residents benefit from exclusive use of a gymnasium, conservatory and a mill room that showcases original working parts of the mill.

TENURE

This property is leasehold. The Lease is for 999 years from February 2025. The management charges are £2,292 per annum.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band D according to 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 EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

