

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Old Vicarage Green, Keynsham, Bristol, BS31

Approximate Area = 637 sq ft / 59.1 sq m  
 Garage = 168 sq ft / 15.6 sq m  
 Total = 805 sq ft / 74.7 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 2026. Produced for Davies & Way. REF: 1425039



# DAVIES & WAY

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25 Old Vicarage Green, Keynsham, Bristol, BS31 2DQ



£250,000

An excellent example of a two double bedroom upper floor Apartment that enjoys a central town location.

- Apartment
- Second Floor
- Lounge/Dining room
- Kitchen
- Two double bedrooms
- Modern Shower room
- Garage
- Communal gardens
- Lease of approximately 949 years remaining



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# 25 Old Vicarage Green, Keynsham, Bristol, BS31 2DQ

Forming part of the upper floor of a purpose built development, this bright and airy two double bedroom apartment offers well presented and recently improved accommodation within a highly convenient central location, just moments from the town's shops, amenities and transport links.

Accessed via a secure telephone entry system, communal stairs rise to the second floor and provide access to the apartment. Once inside, a welcoming entrance hallway leads to a useful utility room and continues through to the impressive open plan lounge and dining room. This generous living space enjoys four full height windows that flood the room with natural light and provide ample room for both seating and dining areas. From here, the accommodation flows into a well appointed double galley style kitchen fitted with a range of integrated appliances and enjoying far reaching views. A secondary hallway off the living space provides access to the remaining accommodation and hosts a useful airing cupboard and the warm air boiler. The apartment further offers two well balanced double bedrooms, both benefitting from full height windows and built in storage. The internal accommodation is completed by a recently fitted three piece shower room finished to a modern standard.

Externally, residents have use of a practical clothes drying area as well as a single garage with power and lighting.

## INTERIOR

### GROUND FLOOR

#### COMMUNAL HALLWAY

Secure telephone entry system granting access to communal hallway which leads to clothes drying area and stairs that rise to the second floor.

### SECOND FLOOR

#### COMMUNAL HALLWAY

Leading to Apartment 25.

#### INTERNAL HALLWAY 1.9m x 0.9m (6'2" x 2'11" )

Door leading to open plan lounge/dining room. Door leading to utility room.

#### OPEN PLAN LOUNGE/DINING ROOM 5.5m x 4m narrowing to 3.5m (18'0" x 13'1" narrowing to 11'5" )

Full height double and triple glazed windows to front and side aspects, power points, door leading to kitchen, door leading to hallway.

#### KITCHEN 2.4m x 2.2m (7'10" x 7'2" )

Full height double glazed window to rear aspect enjoying far reaching views. Kitchen comprising range of matching wall and base units with solid wood work surfaces, wash hand basin with mixer tap over, integrated electric oven with four ring electric hob over, space and plumbing for slimline dishwasher, space and power for upright fridge/freezer, power points, splashbacks to all wet areas.

#### UTILITY ROOM 1.4m x 0.8m (4'7" x 2'7" )

Space, power and plumbing for washing machine and tumble dryer.

#### HALLWAY 2.6m x 0.9m (8'6" x 2'11" )

Airing cupboard, warm air boiler, doors leading to rooms.

#### BEDROOM ONE 3.2m x 2.7m (10'5" x 8'10" )

Full height triple glazed windows to front aspect, built in wardrobe, power points.

#### BEDROOM TWO 2.9m x 2.8m (9'6" x 9'2" )

Full height double glazed window to rear aspect enjoying far reaching views, built in double wardrobe, power points.

#### SHOWER ROOM 2.4m x 2m (7'10" x 6'6" )

to maximum points. Dual obscured double glazed windows to side aspect, recently fitted three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC and oversized walk in shower cubicle with electric shower over, heated towel rail, tiled splashbacks to all wet areas.

## EXTERIOR

### COMMUNAL AREAS

Clothes drying area that is mainly laid to stone chippings with fenced boundaries and ample clothes dryers.

### GARAGE

Single garage located underneath Apartments that is accessed via up and over door and benefitting from power and lighting.

### TENURE

This property is leasehold. There is approximately 949 years remaining of a 999 years lease. An annual service charge of £1,536.00 is payable which is payable monthly. There is a peppercorn groundrent payable of £11.00 per annum.

### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band B according to [www.gov.uk](http://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

The property has the benefit of mains, gas, electricity, water and warm air central heating.

Local authority: Bath and North East Somerset

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

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

