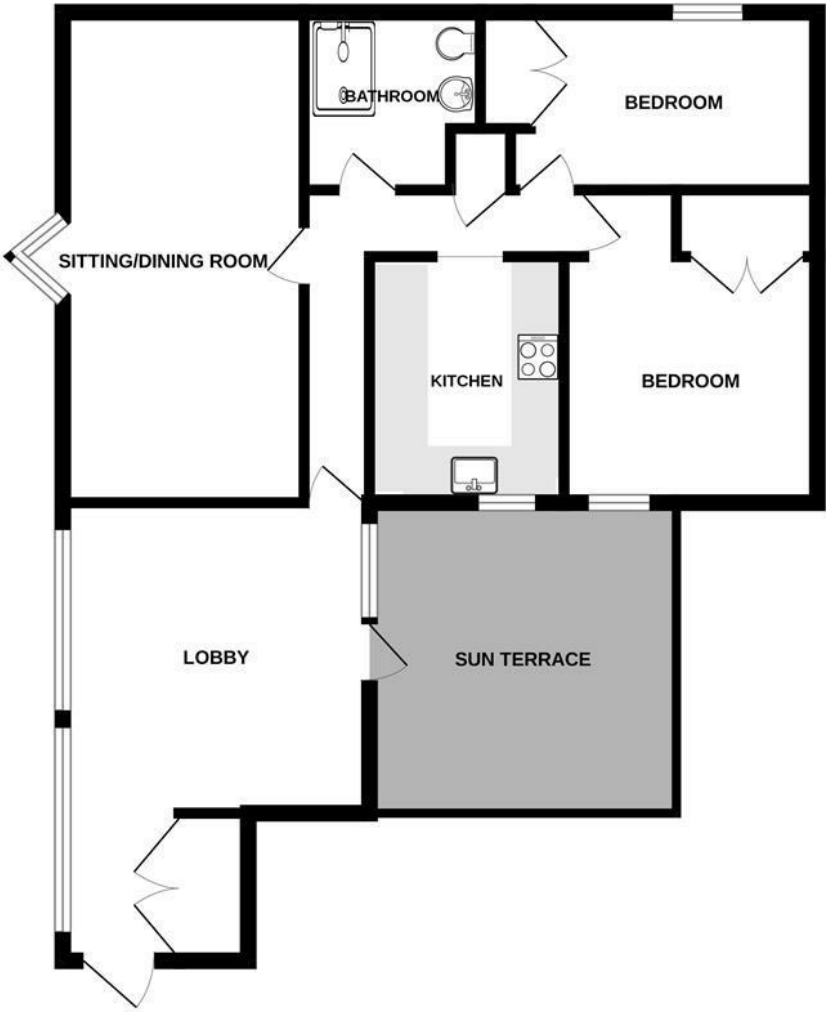


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

2 Victoria House, Dapps Hill, Keynsham, Bristol, BS31 1UL



£275,000

An immaculate two bedroom apartment based in the popular Dapps Hill development of Victoria House offering a fantastic position close to Keynsham's range of High Street amenities.

- Communal facilities
- Entrance lobby
- Entrance hallway
- Living / dining room
- Kitchen
- Bathroom
- Two bedrooms
- Outdoor terrace
- Garage
- Riverside views





2 Victoria House, Dapps Hill, Keynsham, Bristol, BS31 1UL

No 2 Victoria House forms part of a popular mill conversion within the highly sought after Conservation Area of Dapps Hill. Benefiting from the best of the old and the new, this former mill is well regarded due to its close proximity of Town Centre amenities whilst being surrounded by picturesque countryside and spectacular riverside views. Residents benefit from exclusive use of a gymnasium, conservatory, mill room (showcasing original working parts of the mill) in addition to the beautiful riverside gardens.

The complex is entered via a secure telephone entry system. Once inside the apartment a light entrance lobby is found which benefits from a storage cupboard and boasts large windows overlooking the riverside views. The lobby provides access to the outdoor terrace and to a hallway which provides access to the remaining rooms. These consist of a living/dining room, contemporary kitchen with integrated appliances, two good size bedrooms and a modern bathroom.

INTERIOR

COMMUNAL ENTRANCE

Accessed via a secure telephone entry system, stairs rising to second floor landing and leading to Flat 2.

RECEPTION ROOM 4.9m x 3.3m (16'0" x 10'9" )

Access to entrance hallway and outdoor terrace. Double glazed grid windows overlooking riverside views, storage cupboard, dining table and sofa, underfloor heating and power points.

ENTRANCE HALLWAY 3.3m x 0.8m (10'9" x 2'7" )

Door access to each room, telephone entry system, storage cupboard and power points.

LIVING/DINING ROOM 5.3m x 2.8m (17'4" x 9'2" )

UPVC double glazed window overlooking riverside views, radiator and power points.

KITCHEN 2.3m x 2.1m (7'6" x 6'10" )

UPVC double glazed window overlooking terrace, newly fitted range of matching matte wall and base units with polished wooden worktops over and integrated appliances including a slimline dishwasher, fridge freezer, electric oven and induction hob with extractor over. Wall unit housing Worcester gas boiler, porcelain sink with mixer tap over, tiled splashbacks to wet areas, and power points.

BEDROOM ONE 3.2m x 2.4m (10'5" x 7'10" )

UPVC double glazed window overlooking terrace, built in wardrobe with mirrored doors, radiator and power points.

BEDROOM TWO 3.3m x 1.9m (10'9" x 6'2" )

UPVC double glazed window, built in wardrobe, radiator and power points.

BATHROOM 1.9m x 1.9m (6'2" x 6'2" )

Newly fitted walk in shower with rainfall head attachment over and glass panel door, wash hand basin with mixer tap over and storage cupboard below, low level WC, tiled walls and flooring and a heated towel rail.

TERRACE 3.4m x 3m (11'1" x 9'10" )

Area for alfresco dining.

GARAGE

Up and over garage door, electric cable allowing ability to install a electric car charging point and access to water.

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. Please note these photos were taken in a previous residence.

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).

