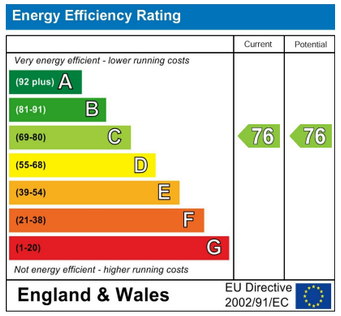
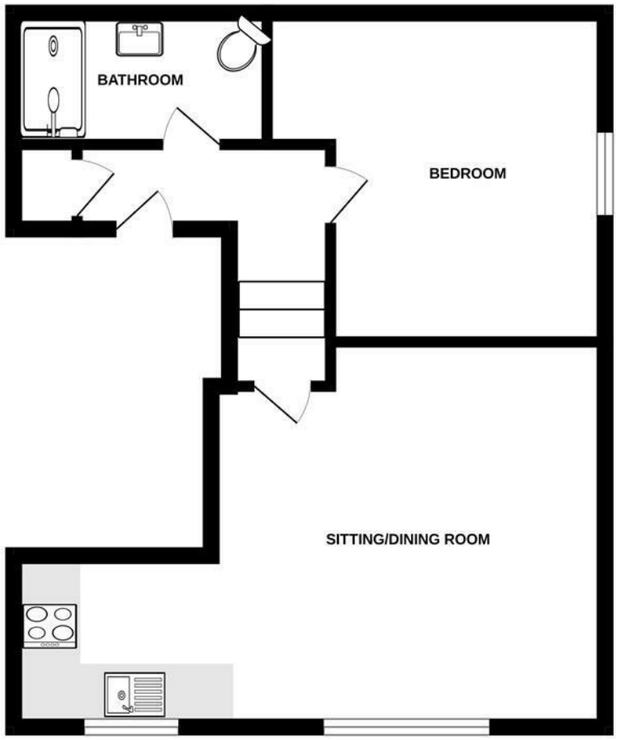


GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 433 sq.ft. (40.2 sq.m.) approx.

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

Flat 6, The Grange, 42 Bath Road, Keynsham, Bristol, BS31 1SN

£265,000

A one double bedroom apartment boasting high quality accommodation and fantastic views, located on the top floor of a period conversion.

▪ Top Floor apartment ▪ Allocated parking space ▪ Living/Dining/Kitchen ▪ Double bedroom ▪ Shower room ▪ Loft space ▪ Fantastic views ▪ Period conversion

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RICS

Flat 6, The Grange, 42 Bath Road, Keynsham, Bristol, BS31 1SN

Located on the top floor of a period conversion, on the Wellsway side of town and within close proximity to town centre amenities, this high quality one bedroom apartment offers modern accommodation throughout with period features.

The apartment is entered through a communal entrance hallway via a secure telephone entry system with stairs rising to the top floor to access apartment number 6. Once inside, the apartment comprises an entrance hallway which leads to an open plan living / dining / kitchen that boasts fantastic views and a high quality kitchen with integrated appliances and quartz work surfaces, a double bedroom and a contemporary shower room. The interior is completed with useful storage space including a storage cupboard and access to a boarded loft via a hatch and ladder.

Further benefits of the apartment include an allocated parking space for one vehicle.

INTERIOR

GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY
Accessed via a secure video entry phone system with stairs rising to the top floor to apartment 6.

SECOND FLOOR

ENTRANCE HALLWAY
Doors leading internal rooms and a storage cupboard. Steps rising to open plan living space and access to loft via hatch. Radiator.

OPEN PLAN LIVING/DINING ROOM/KITCHEN
6.6m x 4.1m (21'7" x 13'5")
Single glazed sash windows to front aspect boasting fantastic views. Period feature fireplace and wooden beams. High quality wall and base units with quartz work surfaces over and integrated appliances inclusive of fridge freezer, slimline dish washer, bosch oven and electric hob with extractor over. One and a quarter sink with mixer tap over, tiled splashbacks and under cabinet lighting. Radiators and power points.

BEDROOM 3.6m x 3.5m (11'9" x 11'5")
Single glazed sash window to side aspect, radiator and power points.

BATHROOM 2.7m x 1.4m (8'10" x 4'7")
Walk in shower cubicle with rainfall attachment over and a glass panel. Wash hand basin with fitted storage cupboard below and a mixer tap over. Corner WC, tiled flooring and tiled splashbacks to wet areas. Touch screen, light up mirror and a heated towel rail.

LOFT SPACE
Access to boarded loft with power and lighting via a hatch in the entrance hallway with fitted ladder.

EXTERIOR

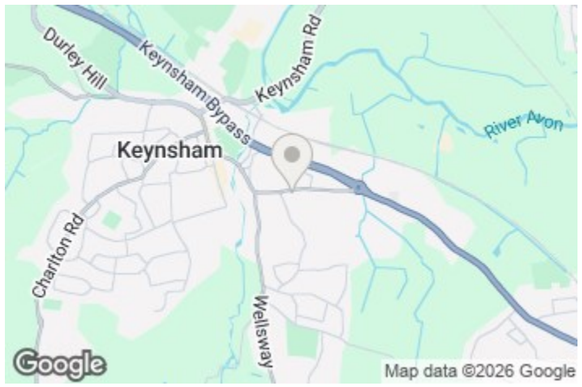
OFF STREET PARKING
Allocated off street parking for one vehicle.

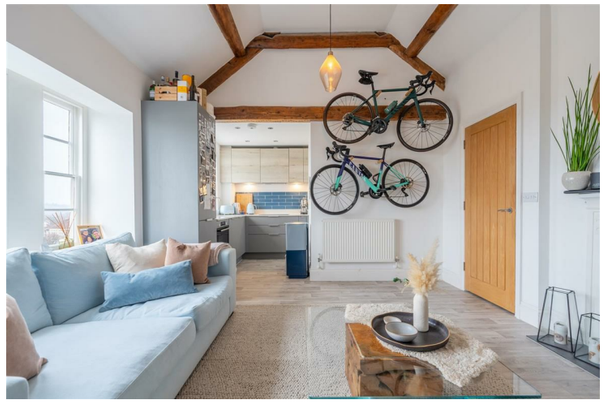
TENURE
This property is leasehold with the remainder of 999 year lease, starting from January 2020 with a monthly management charge of £60 is payable.

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
The property is Grade II Listed.

Local authority: Bath and North East somerset.
Services: All services connected.
Broadband speed: Superfast 73mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2, and Vodafone - all likely available (Source - Ofcom).





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