
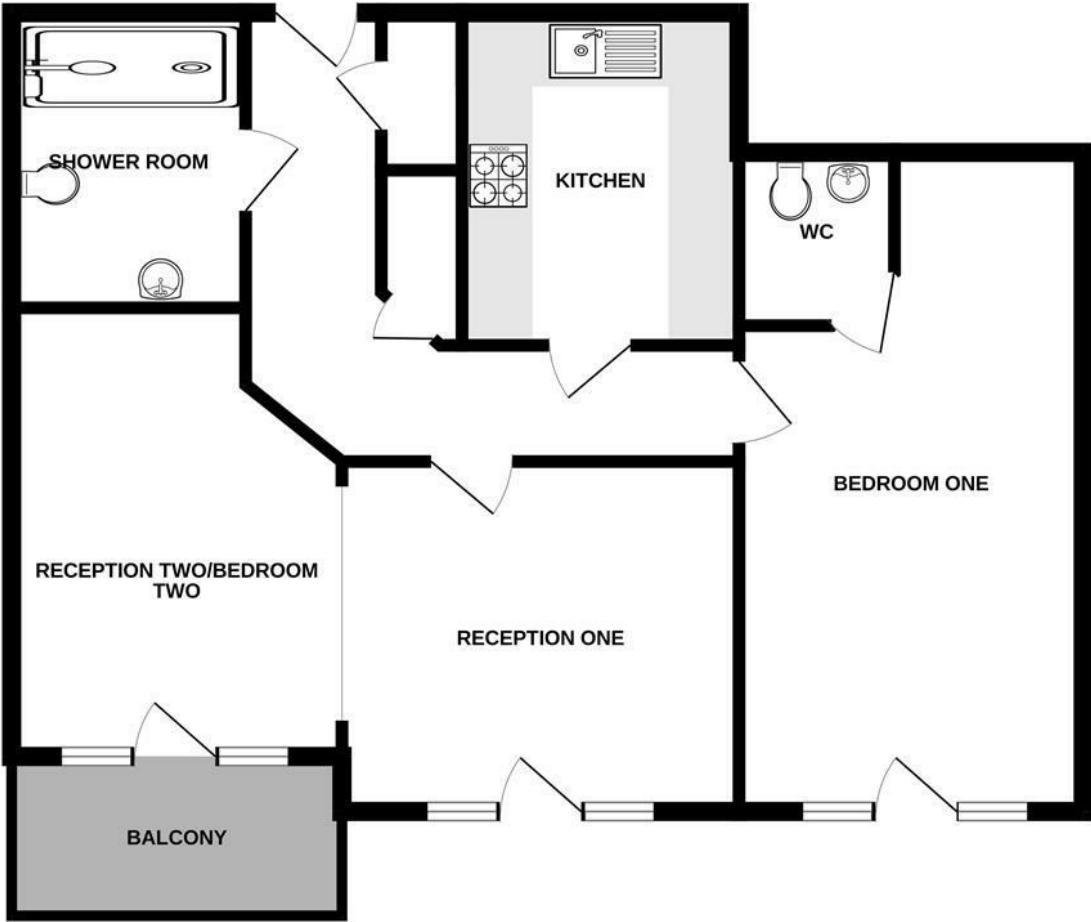


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

GROUND FLOOR  
744 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.2 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

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Flat 35 The Hydes, Back Lane, Keynsham, Bristol, BS31 1DG



£250,000

A delightful first floor apartment located in a popular retirement development, in the centre of town

- Retirement home
- Lift serviced
- Entrance Hallway
- One/Two Reception rooms
- Balcony
- Kitchen
- One/Two bedrooms
- En suite WC
- Shower room
- Breathtaking views





# Flat 35 The Hydes, Back Lane, Keynsham, Bristol, BS31 1DG

Located on the first floor of a lift serviced retirement development, this versatile apartment is currently arranged as a one bedroom, two reception room property although occupies the footprint of a typical two bedroom apartment. The property is located at the rear of the development and enjoys breathtaking views of Keynsham Memorial park from the majority of rooms and additionally benefits from a private balcony that overlooks the park and adjoining bowls green.

Internally the property is accessed via a secure telephone entry system which leads to stairs and a lift that rises to the first floor, once inside the apartment you are greeted by a spacious entrance hallway with two built in storage cupboards that leads to the main living accommodation. This consists of a dining room that overlooks the park and leads to a generous lounge, again overlooking the park and directly leading to a private balcony. The apartment further offers a separate kitchen, a double bedroom (with en suite WC) and a three piece shower room.

Located in the Hydes, is a highly sought after retirement complex that enjoys a central town location within close proximity to a range of high street amenities. The complex is located adjacent to Keynsham's pretty Memorial park, with it's popular cafe and riverside walks. Residents have exclusive use of a range of facilities including a guest suite (at an additional cost) and a lounge, dining hall, conservatory and laundry.

## INTERIOR

### GROUND FLOOR

Accessed via secure telephone entry system leading to communal hallway with stairs and lift rising to the first floor and leading to Apartment 35.

### FIRST FLOOR

#### INTERNAL HALLWAY

Spacious hallway with two built in storage cupboards, electric panel heater, power points, doors leading to rooms.

#### DINING ROOM 3.7m x 3.3m (12'1" x 10'9" )

Double glazed windows to rear aspect to Juliette balcony enjoying Parkland views, night storage heater, power points, archway leading to lounge/bedroom two.

#### LOUNGE/BEDROOM TWO 4.2m x 2.9m (13'9" x 9'6" )

Double glazed window and door to rear aspect leading to balcony, night storage heater, power points.

#### BALCONY

Balcony directly overlooking adjoining parkland, boasting far reaching views.

#### KITCHEN 2.9m x 2.6m (9'6" x 8'6" )

Fitted kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, integrated electric oven, four ring electric hob with extractor fan over, integrated fridge, freezer, slimline dishwasher and washing machine. Power points, tiled splashbacks to all wet areas.

#### BEDROOM ONE 5.3m x 3.3m (17'4" x 10'9" )

Double glazed windows to rear aspect, Juliette balcony enjoying direct views of a neighbouring bowls green, an array of built in wardrobes and storage cupboards, night storage heater, power points, door leading to en suite WC.

#### EN SUITE WC 1.4m x 1.4m (4'7" x 4'7" )

Matching two piece suite comprising pedestal wash hand basin with mixer tap over and low level WC, extractor fan, tiled splashbacks to all wet areas.

#### SHOWER ROOM 2.7m x 1.8m (8'10" x 5'10" )

Matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, oversized walk in shower cubicle with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

### RESIDENTS FACILITIES

The Regents, another block within the complex that residents of The Hydes have access to plays host to an extensive range of resident's facilities including a lounge, conservatory, dining hall, laundry room, small library and garden that directly overlooks Memorial Park. An on site house manager (not 24 hours) and a guest suite (available at an additional cost) is also available.

### TENURE

This property is leasehold with approximately 97 years remaining on the lease. A monthly management charge of £349.74 is payable.

### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band E 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

Local authority: Bath and North East Somerset

Services: All services connected.

Broadband speed: Superfast 80mbps (Source - Ofcom).

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

