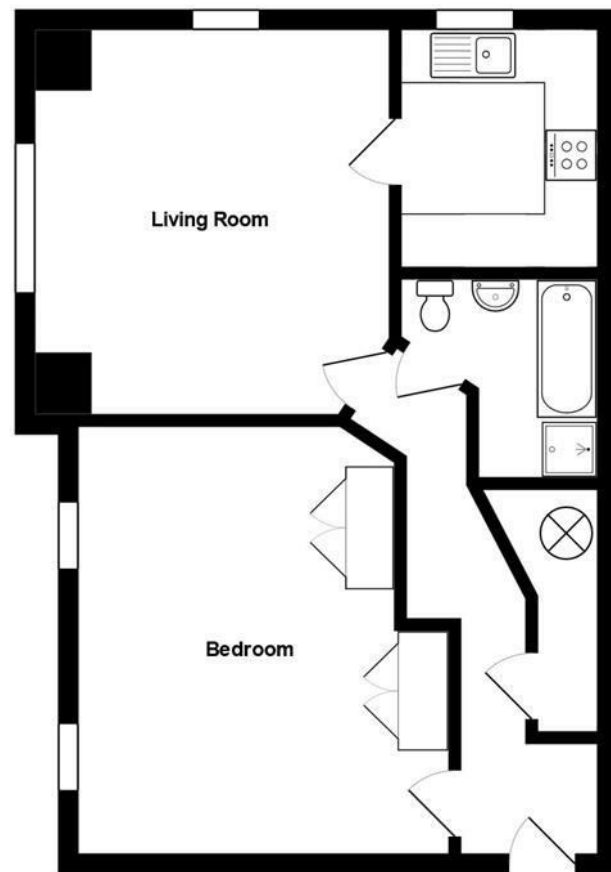


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>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



Total Area: 59.2 m<sup>2</sup> ... 637 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

www.daviesandway.com

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

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

17 The Regents, Back Lane, Keynsham, Bristol, BS31 1DG



£300,000

Boasting outstanding uninterrupted views of Keynsham Memorial Park, this original two bedroom apartment (which has since been re-designed to one bedroom) boasts an excellent position within this prestigious complex of "The Parks".

- Retirement Property
- In House Manager
- Parking (on a first come first serve basis)
- Lift Serviced Apartments
- Excellent communal facilities
- Park View
- Marketed with no onward chain
- Larger than typical bedroom
- Four piece bathroom suite
- Kitchen



## 17 The Regents, Back Lane, Keynsham, Bristol, BS31 1DG

Originating as a two bedroom apartment, this first floor flat has been re-designed to offer a larger than typical master bedroom and offers far reaching views of Keynsham Memorial Park.

The Regents benefits from a range of communal facilities such as residents' lounge, library, dining hall, conservatory and launderette. Internally, the apartment is of a rare few which boasts a Juliet balcony and dual aspect windows to the living room and dining area with direct views of the surrounding countryside. The property further offers a fantastic size double bedroom with several built-in wardrobes and four piece bathroom suite.

Further aspects to the apartment include pull cords in each of the rooms connecting to 24 hour care help and a guest suite for visitors.

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALLWAY

Providing access to residents' facilities and with stairs and lift rising to first floor and leading onto the apartment 17.

### FIRST FLOOR

**ENTRANCE HALLWAY 1.65m x 5.20m (5'4" x 17'0" )** to maximum points. Doors leading to rooms, large built in storage cupboard, electric radiator, power points, entry phone system and pull cord.

**LIVING/DINING ROOM 4.13m x 4.06 (13'6" x 13'3" )** to maximum points. Door providing access to kitchen, dual aspect UPVC double glazed window to rear and side aspect, views overlooking Keynsham Memorial Park, electric storage heater, electric fireplace, power points, ample space for dining table, pull cord.

**KITCHEN 2.43 x 2.34m (7'11" x 7'8" )** to maximum points. UPVC double glazed window to side aspect, kitchen comprising wall and base units with roll top work surfaces, inset electric oven, inset grill oven, integral fridge, integral freezer, space for washing machine, space and plumbing for slimline dishwasher, electric hob, bowl and a quarter stainless steel sink with mixer tap over, tiled splashbacks to all wet areas, power points, pull cord.

#### BEDROOM ONE 5m x 3.5m narrowing to 2.50m (16'4" x 11'5" narrowing to 8'2")

Please note this bedroom was originally designed as a two bedroom apartment but was altered by the original builders to make one large bedroom. UPVC double glazed windows to rear aspect overlooking Keynsham Memorial Park, built in storage cupboards, electric storage heater, electric radiator, power points, pull cord.

**BATHROOM 2.72m x 2.03m (8'11" x 6'7" )** to maximum points. Bathroom comprising matching four piece suite comprising hidden cistern WC, vanity unit wash hand basin with mixer tap over, panelled bath, shower cubicle with shower off main supply, tiled splashbacks, extractor fan, pull cord.

#### NOTE FROM THE VENDOR:

"This apartment has been in our family since it was built in 1994 and has been a wonderful home. The view from the living room window is outstanding, so much to see and enjoy. The apartment is light and bright, receiving the sun through the windows at the front and also in the kitchen. The one large bedroom has good storage facilities, and it would be possible for the bedroom to be divided into two bedrooms if desired. Our parents enjoyed living at the Regents, and in particular it was convenient for all the facilities of the High Street, with the bonus of a rural outlook from the living room windows."

#### AGENTS NOTE

Permission from Management Company to convert back to 2 bedrooms subject to various conditions.

#### TENURE

Management Charges can be obtained by calling the Agents. 128 years remaining on the Lease.

