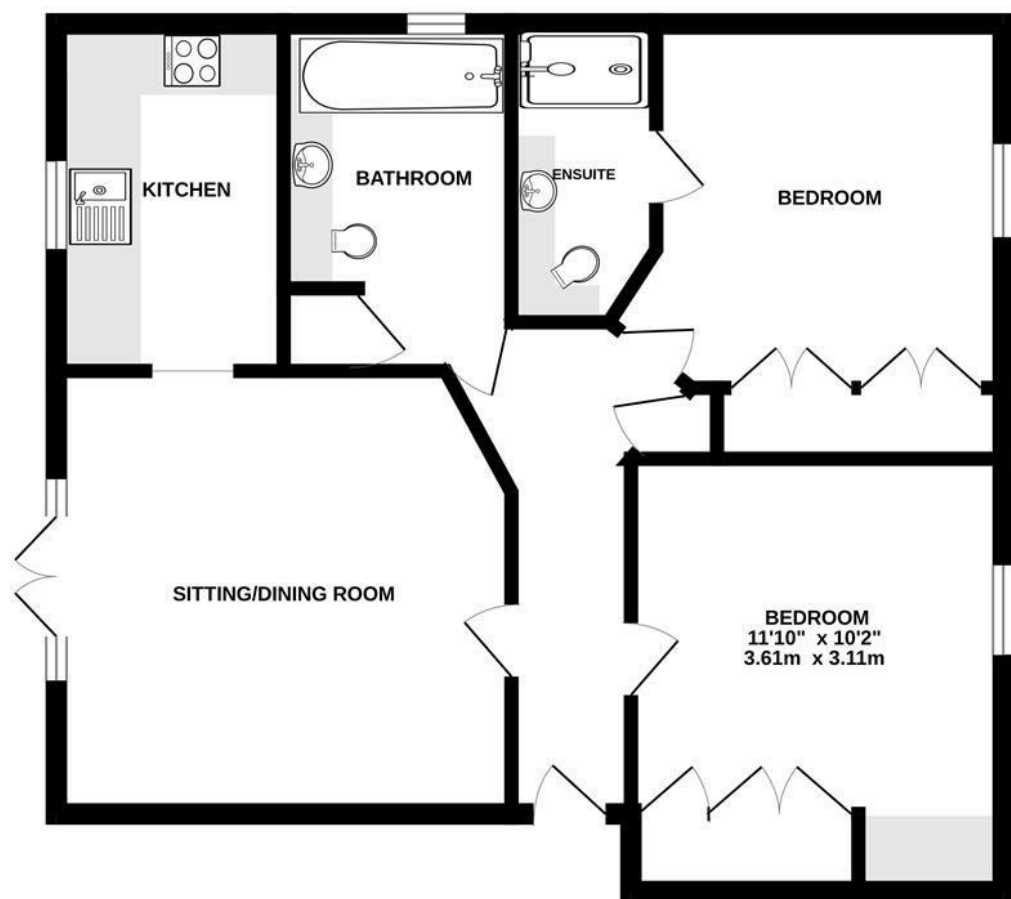


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.1 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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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.
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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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11 The Willows Culvers Road, Keynsham, Bristol, BS31 2DJ



£225,000

Located in an excellent position nearby to local amenities, this well presented two double bedroom first floor apartment has been well cared for.

- First Floor Apartment ■ Communal entrance ■ Entrance hallway ■ Living/Dining room ■ Kitchen ■ Two double bedrooms ■ En suite ■ Bathroom ■ Double garage ■ Convenient location



11 The Willows Culvers Road, Keynsham, Bristol, BS31 2DJ

Located in a highly convenient position just a stone's throw away from Keynsham High Street amenities and public transport links, this two bedroom apartment offers well cared for accommodation.

Entering through a communal entrance hallway accessed via a secure telephone entry system, a staircase leading to the first floor provides access to 11 The Willows. Once insured, the apartment comprises an entrance hallway with a useful storage cupboard which leads to a spacious living / dining room benefiting from a Juliette balcony and open access through to a separate kitchen, two double bedrooms of which both contain fitted wardrobes while the main additionally benefits from an ensuite shower room. The apartment is then completed with a family bathroom.

Further benefits to the apartment includes a double length garage.

INTERIOR

GROUND FLOOR

COMMUNAL ENTRANCE

Accessed via a secure telephone entry system with stairs leading to first floor to access Flat 11.

FIRST FLOOR

ENTRANCE HALLWAY 4.1 x 2.1m (13'5" x 6'10")

Access to interior rooms, storage cupboard housing gas Worcester combination boiler, radiator and power points.

LIVING/DINING ROOM 3.7m x 3.8m (12'1" x 12'5")

Double glazed windows and Juliette balcony to front aspect, opening leading to kitchen, radiator and power points.

KITCHEN 2.9m x 1.9m (9'6" x 6'2")

Double glazed window to front aspect, matching wall and base units with laminate work surfaces over with integrated fridge/freezer, dishwasher, oven, electric oven and hob with extractor over. Space and plumbing for a washing machine, one and a quarter sink with mixer tap over with tiled splashbacks to area, radiator and power points.

BEDROOM ONE 3.7m x 2.8m (12'1" x 9'2")

Double glazed window to rear aspect, fitted wardrobes, access to en suite, radiator and power points.

EN SUITE 2.9m x 1.2m (9'6" x 3'11")

Walk in shower cubicle off mains, vanity unit with wash hand basin with mixer tap over and a low level WC with hidden cistern. Tiled splashbacks to wet areas, heated towel rail and shaving power points.

BEDROOM TWO 3.4m x 3.1m (11'1" x 10'2")

Double glazed window to rear aspect, fitted wardrobes and dressing table, radiator and power points.

BATHROOM 3.7m x 1.9m (12'1" x 6'2")

Double glazed obscured window to side aspect, bath with shower off mains over, vanity unit with wash hand basin and mixer tap over and a low level WC with hidden cistern. Tiled splashbacks to wet areas, airing cupboard housing hot water tank, heated towel rail and shaving power points.

EXTERIOR

GARAGE 8.3m x 3.3m (27'2" x 10'9")

Pedestrian door access to a storage cupboard at the back of garage, lighting.

TENURE

This property is leasehold. 125 year lease started in 2006 with approximately 107 years remaining. An annual service charge of £1,402 is payable along with a ground rent charge of £225.

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

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).

