



GROUND FLOOR



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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Flat 7 Buckingham Lodge Station Road, Keynsham, Bristol, BS31 2BN



£190,000

A good sized two bedroom top floor apartment in a central location just a stone's throw away from Keynsham High Street and train station.

- Communal Entrance
- Top floor Apartment
- Entrance hallway
- Living/Dining room
- Kitchen
- Two bedrooms
- Bathroom
- Central town location





## Flat 7 Buckingham Lodge Station Road, Keynsham, Bristol, BS31 2BN

Located in a convenient location just a short walk from the amenities of Keynsham High Street, train station and local bus routes this two bedroom top floor flat offers the opportunity to add your own stamp and is ideal for first time buyers.

Entering into a communal entrance hallway accessed via a secure telephone entry system with stairs leading up to the first floor to Flat 7. Once inside the apartment itself, a spacious entrance hallway is found providing access to each room which comprises a good sized living room, kitchen, spacious bathroom and two well proportioned bedrooms.

### INTERIOR

#### COMMUNAL ENTRANCE

Accessed via a secure telephone entry system and stairs leading to the top floor to Flat 7.

#### ENTRANCE HALLWAY

Secure telephone entry system, door access to rooms with an opening to the living room.

#### LIVING ROOM 5.09m x 3.20m (16'8" x 10'5" )

Double glazed windows to front and rear aspect, wooden mantle for a fireplace, wooden beams and power points.

#### KITCHEN 3.67m x 2.09m (12'0" x 6'10" )

Velux window, matching wall and base units with laminate work surfaces over, integrated electric oven and hob with extractor over, sink with mixer tap, space and plumbing for a washing machine, space for fridge, tiled splashbacks and power points.

#### BEDROOM ONE 2.53m x 2.77m widening to 4.14m (8'3" x 9'1" widening to 13'6" )

restricted head height. Velux window, wooden beams and power points.

#### BEDROOM TWO 4.29m x 2.44m restricted head height (14'0" x 8'0" restricted head height)

Velux window, wooden beams and power points.

#### BATHROOM 4.26m x 2.51m restricted head height (13'11" x 8'2" restricted head height)

Velux window, panelled bath with shower off mains over, wash hand basin with mixer tap, low level WC, tiled splashbacks and a cupboard housing hot water tank.

### TENURE

This property is Leasehold. This property is leasehold and benefits from the remainder of the 999 year Lease that commenced 1st January 1995 with approximately 970 years remaining. A yearly ground rent of £25 is payable in addition to a service charge of £528 per annum.

### ADDITIONIAL INFORMATION

Perspective purchasers are to be aware that a garage located within the complex is available to be purchased by separate negotiation. Further details available on request.

Local authority: Bath and North East somerset.

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

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

