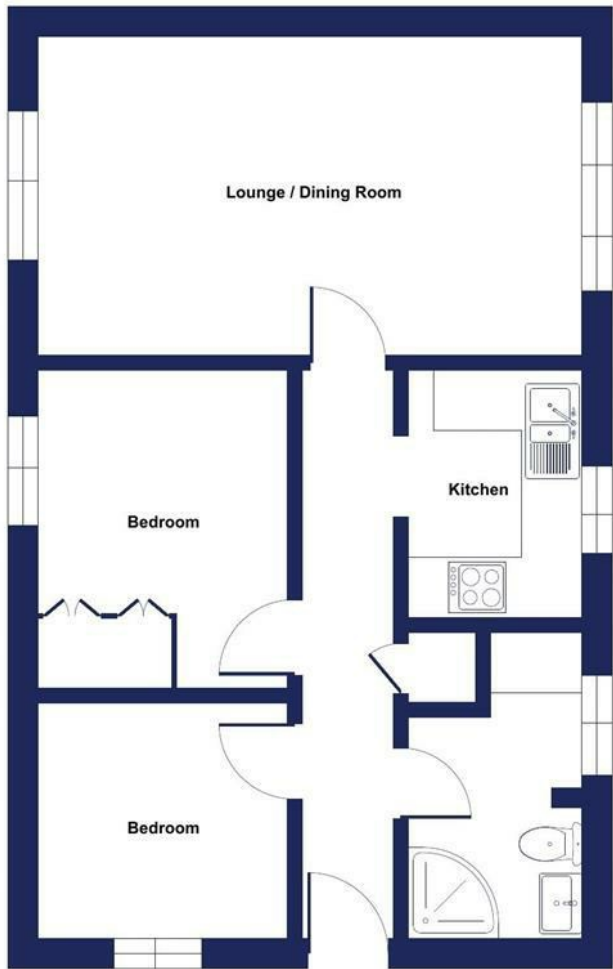


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Beatrice Court, Dapps Hill, Keynsham, Bristol, BS31

Approximate Area = 523 sq ft / 48.5 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1539793



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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

Beatrice Court Dapps Hill, Keynsham, Bristol, BS31 1UW



£215,000

Just a stones throw away from Keynsham's range of High Street amenities, in the popular Dapps Hill development of Beatrice Court is this two bedroom, first floor flat.

- Communal facilities
- Communal gardens
- Entrance hallway
- Lounge/Dining room
- Kitchen
- Two Bedrooms
- Bathroom
- Garage
- First floor flat
- Popular complex



Beatrice Court Dapps Hill, Keynsham, Bristol, BS31 1UW

No. 2 Beatrice Court is situated within a sought after development in the desirable Dapps Hill Conservation Area, conveniently located close to local amenities.

The development is accessed via a secure telephone entry system, with stairs leading to the first floor. Upon entering the flat, an entrance hallway provides access to the accommodation, which comprises a dual aspect lounge/dining room, a well equipped kitchen, two well proportioned bedrooms and a modern bathroom.

Residents benefit from exclusive access to a range of on site facilities, including a gymnasium, conservatory, a unique mill room showcasing the preserved original workings of the historic mill, and beautifully maintained riverside gardens. Further benefits include a single garage.

INTERIOR

COMMUNAL ENTRANCE

Accessed via secure telephone entry system, stairs rising to first floor landing and leading to Flat 2.

ENTRANCE HALLWAY 5.64m x 0.96m (18'6" x 3'1")
Built in storage cupboard, doors leading to rooms, entry phone, radiator, power points.

LOUNGE/DINING ROOM 5.41m x 3.19m (17'8" x 10'5")
Dual aspect double glazed windows to front and rear aspect, radiator, power points.

KITCHEN 2.48m x 1.76m (8'1" x 5'9")
Double glazed window to front aspect. Kitchen comprising matching wall and base units with rolled top work surfaces, inset electric oven with four ring gas hob and extractor fan over. Space and plumbing for washing machine and dishwasher, space for upright fridge/freezer, wall hung gas combination boiler, tiled splashbacks to all wet areas, power points.

BEDROOM ONE 3.20m x 2.51m (10'5" x 8'2")
Double glazed window to rear aspect, built in wardrobe, radiator, power points.

BEDROOM TWO 2.61m x 2.35m (8'6" x 7'8")
Double glazed window to side aspect, radiator, power points.

BATHROOM 4.74m x 3.01m (15'6" x 9'10")
Obscured window to front aspect. Walk in corner shower cubicle, vanity basin unit with mixer tap over, low level wc and splashbacks to wet areas. Wall mounted shelving unit, work surface area with space and plumbing for washing machine below and a heated towel rail.

EXTERIOR

GARAGE

Single garage located below the flats.

RESIDENTS FACILITIES

Exclusive use of many facilities, including communal riverside gardens, furniture and BBQ facilities, conservatory and a gymnasium.

TENURE

This property is leasehold. The Lease is for 999 years from the 25th December 1988 (959 years remaining). The annual service charge is £1,361.74 with a peppercorn groundrent.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C 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).

