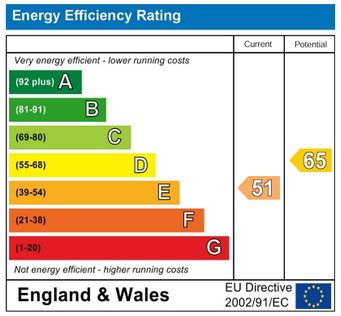

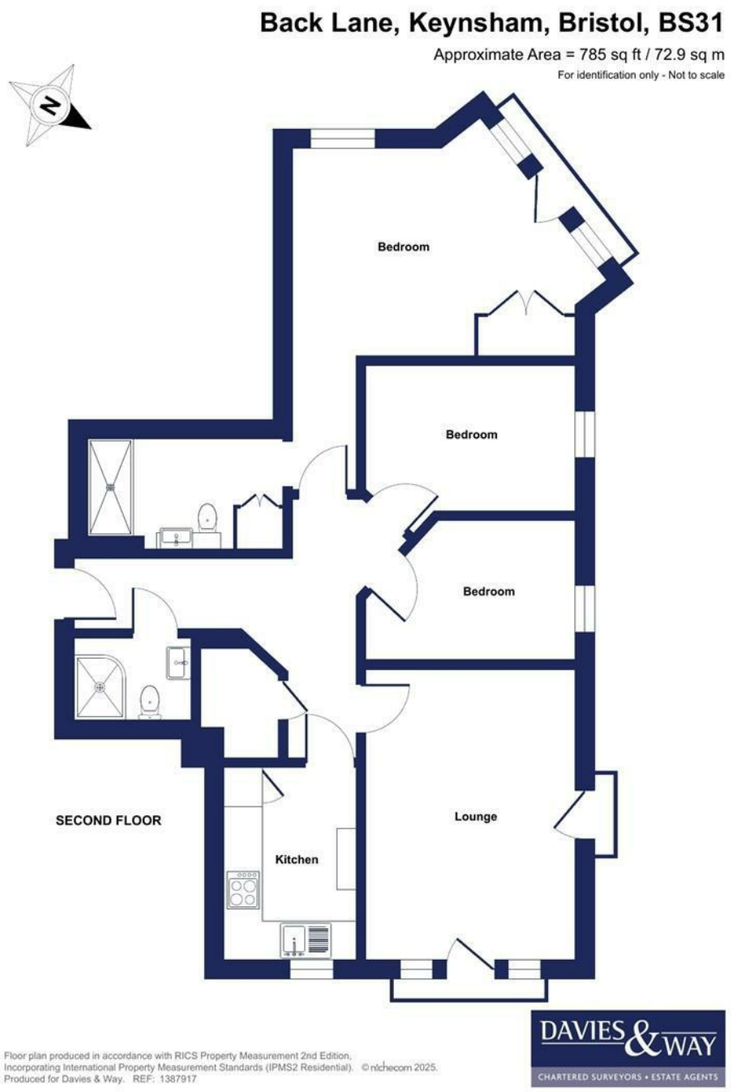

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

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

£350,000

An excellently presented, three bedroom lift serviced retirement apartment that's advertised with no onward sales chain.

- Retirement Apartment
- Park views
- Lounge
- Kitchen
- Three bedrooms
- En suite
- Shower room
- Resident's facilities
- No onward sales chain

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RICS

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

Occupying a larger than typical footprint, this well presented three bedroom upper-floor retirement apartment enjoys windows to three aspects and attractive views across Memorial Park and the town centre. Situated within a highly regarded retirement complex, which adjoins Memorial Park and is served by a lift, the apartment offers spacious and well-planned accommodation throughout.

The interior comprises a generous entrance hallway, a bright dual-aspect lounge with Juliette balconies and a feature fireplace, a modern fitted kitchen and three well-proportioned bedrooms. Bedroom one benefits from a luxurious en-suite shower room, complemented by a further guest shower room off the hallway.

Residents of The Regents enjoy a central yet peaceful setting with access to a range of communal facilities including a residents' lounge, dining room, conservatory, library, laundrette, on-site House Manager (not 24-hour), and a guest suite available at an additional cost. Offered to the market with no onward chain, this high-quality apartment is ideal for those looking to downsize while enjoying a town-centre location with outstanding park views.

INTERIOR

GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY
Accessed via secure telephone entry system with access to resident's lounge, dining room, conservatory and House Manager's office, stairs and lift rising to second floor and leading to Apartment 21.

INTERNAL HALLWAY 5.2m x 4.2m (17'0" x 13'9")
to maximum points. Walk in storage cupboard housing hot water cylinder and consumer unit, power points, electric panel heater, doors leading to rooms.

LOUNGE 4.6m x 3.2m (15'1" x 10'5")
Dual aspect double glazed windows to rear and side aspects to Juliette balconies that enjoy far reaching views across Memorial Park. Feature electric fireplace with stone surround, electric radiator, power points.

KITCHEN 3.1m x 2.1m (10'2" x 6'10")
Double glazed window to rear aspect overlooking Memorial Park. Recently fitted, modern kitchen comprising range of soft close, wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, integrated electric oven, four ring electric hob with extractor fan over, integrated microwave, fridge and freezer, power points, splashbacks to all wet areas.

BEDROOM ONE 4.9m x 3.5m (16'0" x 11'5")
Double glazed window to front aspect to Juliette balcony, secondary double glazed window to front aspect. Built in double wardrobe, electric radiator, power points, door leading to ensuite shower room.

ENSUITE SHOWER ROOM 3.1m x1.8m (10'2" x5'10")
Contemporary three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC and oversized walk in shower cubicle with shower off mains supply over, heated towel rail, extractor fan, built in storage cupboards with plumbing for washing machine, tiled splashbacks to all wet areas.

BEDROOM TWO 3.3m x 2.4m (10'9" x 7'10")
Double glazed window to side aspect, electric radiator, power points.

BEDROOM THREE 3.4m x 2.2m (11'1" x 7'2")
Double glazed window to side aspect, electric panel heater, power points.

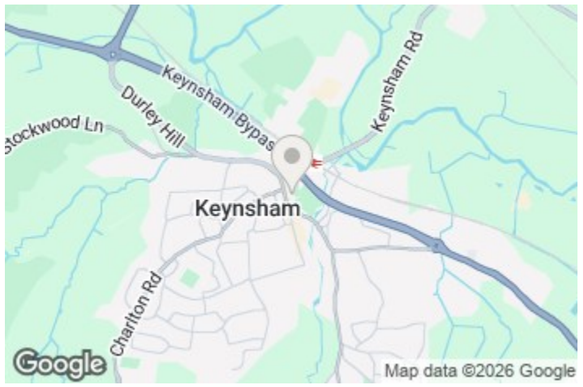
SHOWER ROOM 2m x 1.3m (6'6" x 4'3")
Modern, matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC and shower cubicle with electric shower over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

RESIDENT'S FACILITIES
The Regents plays host to an extensive range of resident's facilities including a lounge, conservatory, dining hall, 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. The Lease is for 150 years from 1st January 1994 with approximately 119 years remaining. The Lease provides for Ground Rent to be payable (this is currently £736.85 per annum), or for you to pay a lump sum (of 1% of the sale proceeds when you sell, or the open market value plus 0.5% for each complete or partial year of ownership) on completion of the sale. There is an annual service charge payable of £4,684.80.

COUNCL TAX
Prospective purchasers are to be aware that this property is in council tax band E 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: Superfast 80mbps (Source - Ofcom).
Mobile phone signal: outside O2, Three and Vodafone - all likely available (Source - Ofcom).



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