

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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	

Greenfield Road, Keynsham, Bristol, BS31

Approximate Area = 578 sq ft / 53.6 sq m
For identification only - Not to scale



TOP FLOOR FLAT

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1388194



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

39 Greenfield Road, Keynsham, Bristol, BS31 1FJ



£215,000

A modern two bedroom top floor apartment boasting far reaching views and a convenient location close to green spaces, local amenities and excellent transport links.

- Top floor apartment
- Far reaching views
- Communal entrance
- Lounge
- Kitchen
- Two double bedrooms
- Bathroom
- Allocated parking space



39 Greenfield Road, Keynsham, Bristol, BS31 1FJ

A light and spacious two bedroom top floor apartment enjoying far reaching views from multiple rooms and a convenient setting close to green spaces and local amenities, with excellent transport links to the town centre as well as the cities of Bristol and Bath.

The property is accessed via a secure video entry system, leading into a communal hallway with stairs rising to the second floor and apartment 39. Upon entering, the welcoming hallway provides a convenient storage cupboard and leads to the impressive lounge/dining room flooded with natural light from a Juliette balcony, offering fantastic views and opening directly into a modern fitted kitchen with coordinating wall and base units, along with an integrated oven and hob. There are two well proportioned double bedrooms served by a contemporary three piece bathroom suite.

Externally, the apartment benefits from an allocated parking space, with additional visitor parking available close by.

INTERIOR

GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

Accessed via secure telephone entry video system, stairs rising to second floor.

SECOND FLOOR

Entrance to Apartment number 39.

INTERNAL HALLWAY

Access to loft via hatch, built in storage cupboard housing modern consumer unit and doors leading to rooms. Radiator and power points.

LOUNGE/DINING ROOM 4.29m x 4.19m (14'1" x 13'9")

French doors to Juliette balcony enjoying far reaching views, opening leading to kitchen. Radiator and power points.

KITCHEN 2.5m x 2.7m (8'2" x 8'10")

Double glazed window to front aspect, modern kitchen comprising range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, integrated electric oven with four ring gas hob and stainless steel extractor fan over, space and plumbing for washing machine, space and power for upright fridge/freezer, power points.

BEDROOM ONE 4.2m x 2.5m (13'9" x 8'2")

Double glazed window to side aspect, radiator and power points.

BEDROOM TWO 2.5m x 2.2m (8'2" x 7'2")

Double glazed window to side aspect, radiator and power points.

BATHROOM 2.8m x 1.5m (9'2" x 4'11")

Modern matching three piece suite comprising pedestal wash hand basin, low level WC and mains shower over panelled bath. Tiled splashbacks to all wet areas, heated towel rail and extractor fan.

EXTERIOR

PARKING

Allocated off street parking for one vehicle with several visitor spaces nearby.

TENURE

This property is leasehold with approximately 91 years remaining. There is an annual service charge of £1,572.00 payable.

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).

