

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	

Mayfields, Keynsham, Bristol, BS31

Approximate Area = 637 sq ft / 59.2 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: 1514024



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.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

Flat 3, Mayfields Lodge 2a Mayfields, Keynsham, Bristol, BS31 1GX



£325,000

A modern two bedroom first floor apartment that is conveniently located nearby Keynsham high street amenities.

- First Floor Flat
- Convenient location
- Communal entrance hall
- Open plan kitchen/living/dining room
- Two bedrooms
- En suite
- Bathroom
- Allocated parking space



Flat 3, Mayfields Lodge 2a Mayfields, Keynsham, Bristol, BS31 1GX

Enjoying a highly convenient setting just a short walk from Keynsham High Street, the mainline railway station and regular bus routes, this newly built two bedroom apartment offers stylish and contemporary accommodation throughout. Ideally suited to first time buyers, investors and those seeking a low maintenance home within easy reach of town centre amenities and excellent transport links.

The property is approached via a well maintained communal entrance hallway, with stairs rising to the first floor and onto Apartment 3. Once inside, a welcoming entrance hallway provides access to all rooms, including an impressive open-plan kitchen, living and dining room that creates a bright and sociable heart to the home. The accommodation further comprises two well proportioned bedrooms, with the principal bedroom benefiting from the additional luxury of an en-suite shower room, while a contemporary family bathroom completes the internal accommodation.

Externally, the property benefits from an allocated block paved parking space, a particularly useful addition given its central and convenient location.

INTERIOR

GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

Secure entry system and stairs leading to first floor to access apartment 3.

FIRST FLOOR

ENTRANCE HALLWAY

Wooden doors to rooms and a storage cupboard. Engineered oak flooring, spotlights and a Victorian style radiator.

KITCHEN/LIVING/DINING 6.1m x 3.4m (20'0" x 11'1")

Double glazed window to front aspect, engineered oak flooring, spotlights, a Victorian style radiator and power points. Kitchen featuring matching wall and base units with work surfaces over and integrated appliances including fridge/freezer, slimline dishwasher, oven and an induction hob with extractor hood over. One and quarter sink and drainer with mixer tap over.

BEDROOM ONE 4.2m x 3.9m (13'9" x 12'9")

Double glazed window to rear aspect and access to en suite. Engineered oak flooring, spotlights, Victorian style radiator and power points.

EN SUITE 1.4m x 1.4m (4'7" x 4'7")

Walk in corner shower cubicle off mains supply, vanity basin unit with mixer tap over and a low level WC.

Tiled flooring and splashbacks to wet areas, spotlights and a heated towel rail.

BEDROOM TWO 2.9m x 2.8m (9'6" x 9'2")

Double glazed window to rear aspect, engineered oak flooring, spotlights, Victorian style radiator and power points.

BATHROOM 2.2m x 1.9m (7'2" x 6'2")

Bath with waterfall shower attachment over, vanity basin unit with mixer tap over and a low level WC with hidden cistern. Fully tiled walls and flooring, spotlights and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Block paving driveway that leads to an allocated parking space.

TENURE

This property is leasehold with approximately 999 years remaining. An annual service charge will be payable. Further details available from the Agent on request.

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 1800mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2 and Vodafone - all likely available (Source - Ofcom).

