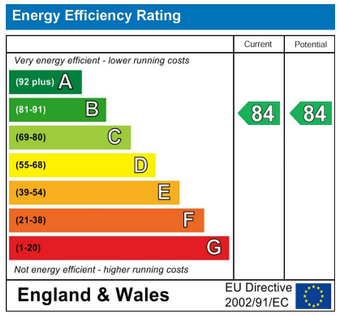


Greenfield Road, Keynsham, Bristol, BS31

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

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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

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RICS

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).












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