



Abbey Apartments Charlton Road

Keynsham, Bristol, BS31 2JA

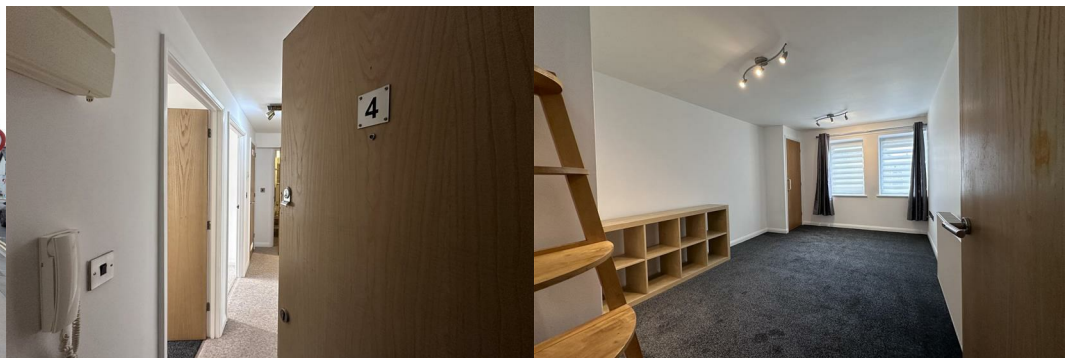
£925 Per Month



PLEASE DO NOT CALL AGENT, PLEASE EMAIL AGENT VIA THE PORTAL TO REGISTER YOUR INTEREST AND WE WILL SEND AN APPLICATION FORM OUT IN ORDER TO BE ADDED TO THE VIEWING LIST

Nestled in the heart of Keynsham on the sought-after Charlton Road, this delightful one-bedroom flat offers an exceptional opportunity for those in search of a comfortable and convenient living space. Ideally located near the vibrant High Street, residents will find themselves surrounded by a variety of local amenities, including charming shops, inviting cafes, and diverse restaurants. The Keynsham mainline railway station is merely a short stroll away, ensuring effortless commuting to Bristol and beyond.

This first-floor flat is accessed through a communal hallway, leading to a welcoming entrance that features a built-in storage cupboard, perfect for maintaining an organised living environment. The flat boasts a cosy lounge, an ideal space for relaxation after a busy day, and a galley-style kitchen that is both functional and well-equipped to cater to your culinary needs. The bedroom serves as a peaceful retreat, while the three-piece suite bathroom provides all the essentials for your daily routine.



INTERIOR

GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

Telephone entry system providing access and stairs leading to first floor and onto Flat 4.

FIRST FLOOR

INTERNAL HALLWAY 12'9" x 3'11" (3.9m x 1.2m)

Built in storage cupboard, radiator, power points, doors leading to rooms.

LOUNGE 15'5" x 10'2" (4.7m x 3.1m)

Dual double glazed windows to front aspect, built in storage cupboard housing gas combination boiler, radiator, power points.

BEDROOM 15'5" x 7'2" (4.7m x 2.2m)

Dual double glazed windows to front aspect, built in storage cupboard, radiator, power points.

KITCHEN 10'9" x 5'6" (3.3m x 1.7m)

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 extractor fan over, space and plumbing for washing machine, space and power for upright fridge/freezer, radiator, power points, tiled splashbacks to all wet areas.

BATHROOM 8'6" x 5'2" (2.6m x 1.6m)

Matching three piece suite comprising pedestal wash hand basin, low level WC and panelled bath with mixer tap and shower attachment over, radiator, extractor fan, tiled splashbacks to all wet areas.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band A according to www.gov.uk website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

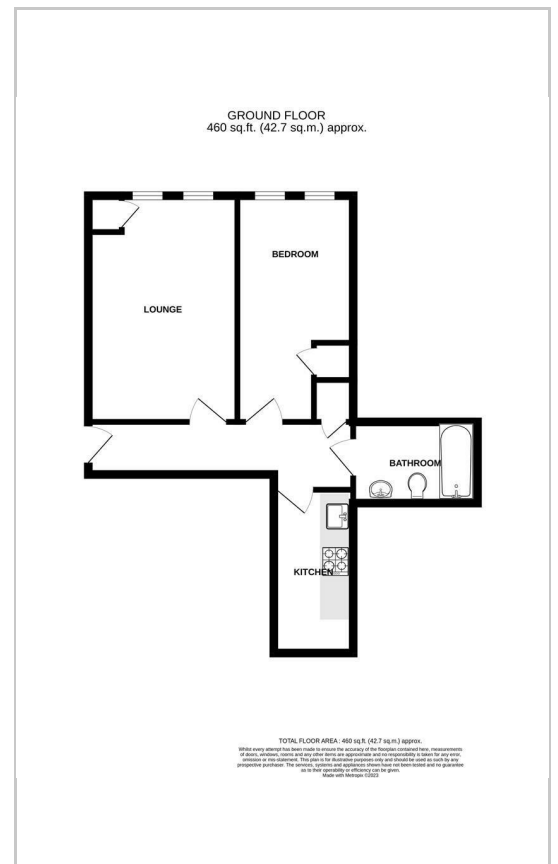
<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

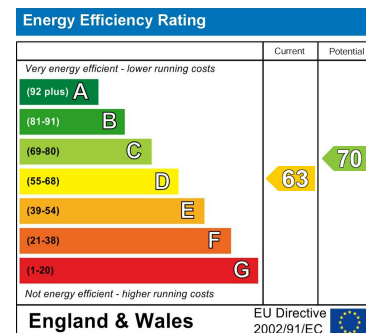
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 High Street, Keynsham, Bristol, BS31 1DP

Tel: 0117 9868300 Email: lettings@daviesandway.com <https://www.daviesandway.com>