

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Flat 5 The Willows Culvers Road Keynsham Bristol
BS31 2DJ



Situated on the first floor of a modern purpose built complex, this centrally located one double bedroom apartment boasts a selection of amenities within close proximity.

* Entrance hall * Lounge * Kitchen * Double Bedroom * Bathroom * Allocated off street parking *
Marketed with no onward chain * Ideal investment *



www.daviesandway.com

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Enjoying a central town location, this bright and airy one double bedroom apartment is ideally located for those wishing to benefit from town centre amenities and Keynsham mainline railway station. The apartment is neutrally decorated throughout and enjoys town centre views from the majority of rooms.

Entered via a secure telephone entry system is a communal entrance hallway with stairs leading to the first floor and providing direct access to apartment five. Once inside the property boasts a spacious entrance hallway, lounge with a window and Juliet balcony overlooking the town and double doors to the fully fitted kitchen. The accommodation further benefits from a good sized double bedroom and modern bathroom.

Further benefits from the property includes allocated off street parking for one vehicle and no onward sales chain.

In fuller detail the accommodation comprises (all measurements are approximate):-

INTERIOR

COMMUNAL HALLWAY: Entered via secure telephone entry system, stairs rising to second floor providing access to apartment five.

ENTRANCE HALLWAY: Spacious entrance hallway, radiator, power points, doors to rooms.

LOUNGE: 5.1m x 2.65m (16' 8" x 8' 8") to maximum points. uPVC double glazed French doors to Juliet balcony to front aspect, uPVC double glazed window to front aspect. Radiator, power points, double doors leading to kitchen.

KITCHEN: 2.95m x 1.9m (9' 8" x 6' 2") to maximum points. uPVC double glazed window to front aspect. Modern kitchen comprising range of matching wall and base units with rolled top work surfaces, electric oven, four ring electric hob with stainless steel extractor fan over. Integrated fridge/freezer, integrated washing machine, slimline dishwasher and microwave. Radiator, power points, tiled splashbacks to all wet areas.

BEDROOM: 3.3m x 2.8m (10' 9" x 9' 2") uPVC double glazed window to front aspect, radiator, power points.

BATHROOM: 2.1m x 1.7m (6' 10" x 5' 6") Matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, panelled bath with centrally located mixer tap and shower over, tiled splashbacks to all wet areas, extractor fan.

EXTERIOR

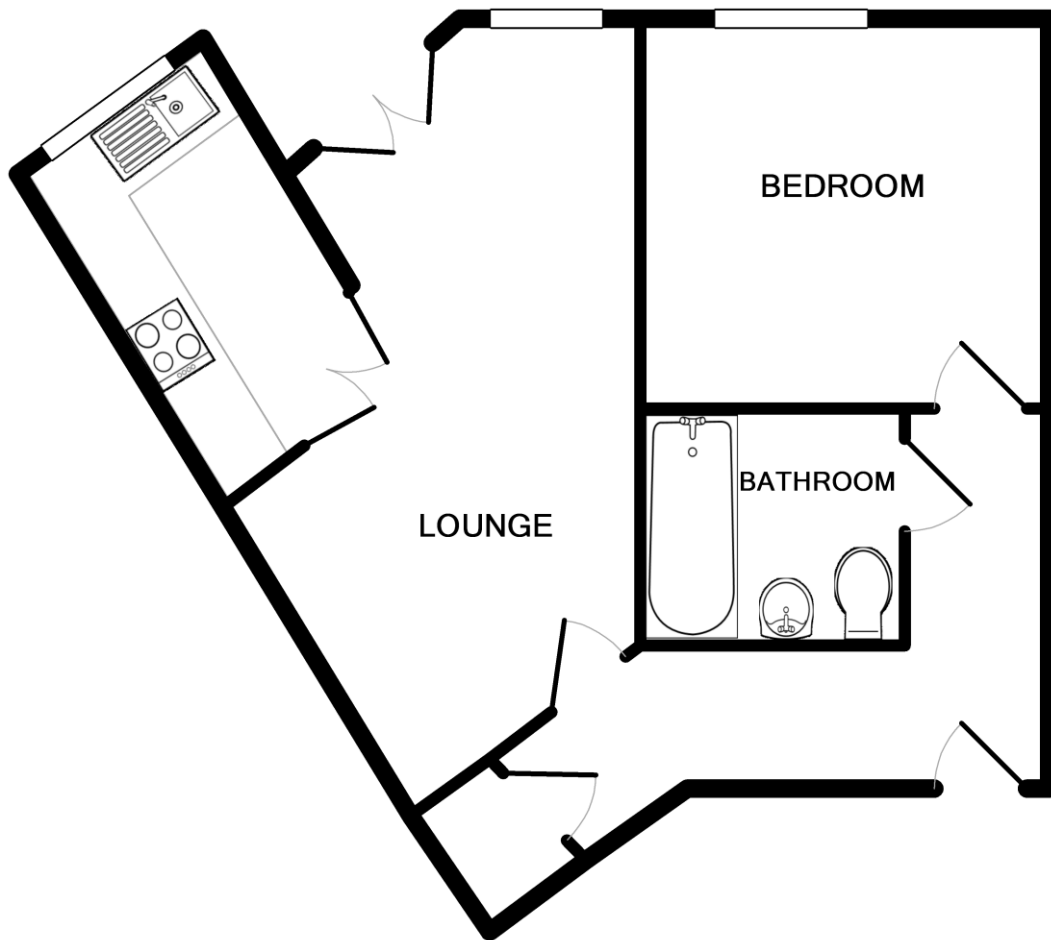
Complex surrounded by well-tended communal gardens, allocated off street parking for one vehicle.

VIEWING: BY APPOINTMENT WITH DAVIES AND WAY:
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REF UWK2499



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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