

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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14 Colne Green Keynsham Bristol BS31 1UH



£159,950



www.daviesandway.com

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A modern purpose built ground floor apartment set in a convenient position on the eastern edge of Keynsham within the Wellsway catchment area and close to fields and community woodland. Available with no upward sales chain

* Ideal for retirement, first time buyers or investors * well proportioned accommodation * uPVC double glazing * electric heating * entrance hall * large walk-in storage cupboard * sitting room * modern fitted kitchen/dining room * 2 bedrooms * modern shower room (former bathroom) * communal gardens & parking *

This modern purpose built ground floor apartment is situated in a development on the eastern side of Keynsham just off Minsmere Road enjoying a position within walking distance of local shops on Chandag Road and Wellsway Academy while being close to open countryside and community woodland.

The property is offered for sale without the complication of an upward sales chain and offers well proportioned accommodation with modern kitchen, shower room and double glazing. It is considered an ideal opportunity for those seeking an easily managed retirement property or equally first time buyers and investors.

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

Communal entrance door and hallway.

Private door to Flat number 14 leading to

LOBBY: Glazed inner door and screen to

HALLWAY: Night storage heater, cupboard with hot water cylinder and fitted shelving, entry phone system. **LARGE WALK IN CUPBOARD** 3.10m x 0.92m (10' 2" x 3')

LIVING ROOM: 4.71m x 3.23m (15' 5" x 10' 7") uPVC double glazed window, ornamental fire surround with electric flame effect fire. Night storage heater.

KITCHEN/DINING ROOM: 3.09m x 2.92m (10' 1" x 9' 6") uPVC double glazed window. Furnished with a range of modern units providing drawer and cupboard storage space with rolled edged work surfaces and inset stainless steel single drainer sink unit with mixer tap. Built in oven and hob. Fridge/freezer and automatic washing machine included in the sale.

BEDROOM ONE: 4.14m x 2.64m (13' 6" x 8' 7") uPVC double glazed window, night storage heater.

BEDROOM TWO: 3.23m x 1.98m (10' 7" x 6' 5") uPVC double glazed window.

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.

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SHOWER ROOM (FORMER BATHROOM): uPVC double obscure glazed window. Modern white suite comprising low level wc, pedestal wash hand basin and large walk-in shower enclosure which is fully tiled with a Triton independent electric shower. Heated towel rail.

OUTSIDE

The property enjoys the benefit of **ESTABLISHED COMMUNAL GARDENS** surrounding the property and **COMMUNAL PARKING** in a car park close by.

TENURE: The property is leasehold for a term of 125 years from the 1st January 1987. Ground rent is £10 per annum. The freeholder is Curo and the estimated service charge for the period 1st April 2018 - 31st March 2019 is £933.01 per annum which is collected monthly by direct debit.

DIRECTIONS: From our office in Bath Road Saltford proceed on the A4 in the direction of Bristol and at the Broadmead roundabout take the 2nd exit onto Bath Road heading towards Keynsham. Take the third turning left into Chandag Road follow Chandag Road to the end and turn left onto Hurn Lane and then take a left hand turning into Minsmere Road. Colne Green will be found on the right hand side.

VIEWING: BY APPOINTMENT WITH DAVIES AND WAY: 01225 400400

REF UWR1051

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC