

11 TRAJECTUS WAY
KEYNSHAM
BRISTOL
BS31 2FX
£275,000



GRI GORYS
Estate Agents

*** NO ONWARD CHAIN * OCCUPYING AN ELEVATED FIRST FLOOR POSITION, THIS IMMACULATELY PRESENTED APARTMENT BENEFITS A GENEROUS BALCONY WITH WONDERFUL VIEWS OF THE CHOCOLATE QUARTER AND THE WONDERFUL OPEN COUNTRYSIDE BEYOND.**

Constructed by Messrs Taylor Wimpey circa. 2017, this modern property can be found in the prestigious Somerdale development, only a short walk from Keynsham Train Station and High Street. Internally the apartment comprises well proportioned rooms all presented to an excellent decorative standard. An entrance hallway provides access from the communal hallway, where two large storage cupboards can be found. Two bedrooms, both double in size provide options, either utilising both as bedrooms, or perhaps as the current owners are enjoying - one as a walk in wardrobe/dressing room. A bathroom comprises a modern three piece white suite. Finally the living room has a contemporary open plan feel, with dual aspect windows bathing the room in natural light. The kitchen area provides numerous fitted units and integrated appliances. The dining area leads to the lounge where floor to ceiling window and door provides access to the balcony.

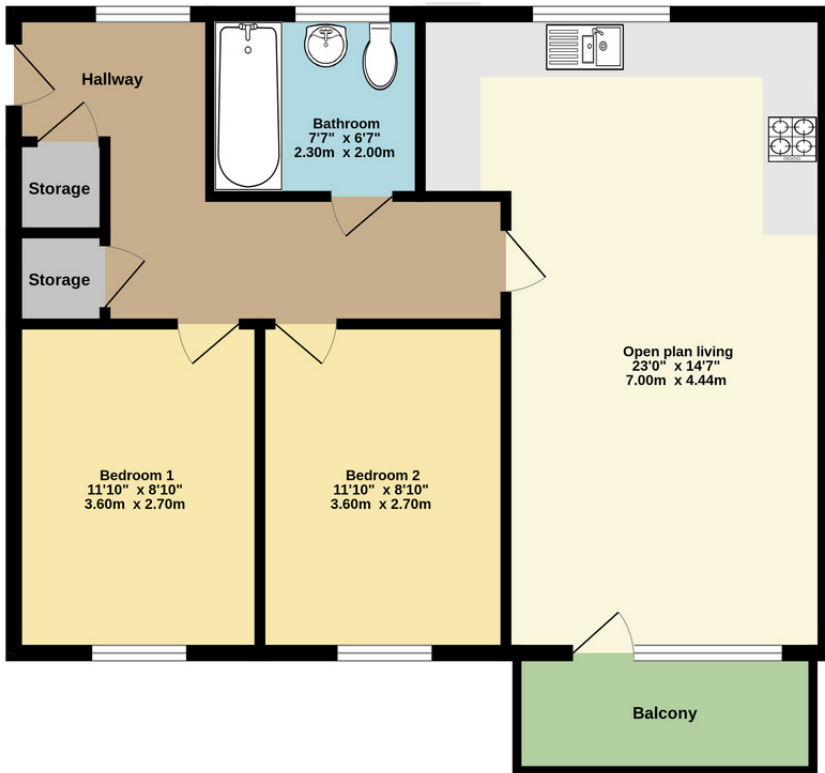
To the rear of the building an allocated parking space can be found, nearby a selection of visitor parking bays & residents bike store.

A truly impressive apartment, and one worth an early internal viewing.





1st Floor
672 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 672 sq.ft. (62.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy performance certificate (EPC)

11, Trajectus Way
Keynsham
BRISTOL
BS31 2FX

Energy rating

B

Valid until: 13 November 2027

Certificate number: 9455-3854-7894-9093-5155

Property type

Mid-floor flat

Total floor area

62 square metres

Rules on letting this property

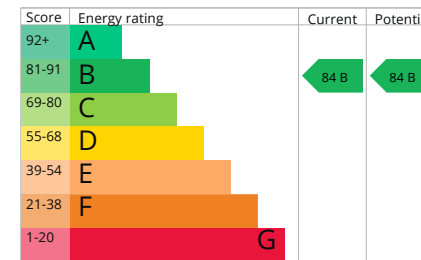
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>)

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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