



G R E G O R Y S  
— E S T A T E   A G E N T S —

46 Trajectus Way  
Bristol, BS31 2FZ

**Offers in Excess of £250,000**



Occupying a fantastic position with the iconic former Chocolate Factory site within Keynsham is this stylish two bedroom apartment. Residing near to the heart of the development with many community amenities on the doorstep, this gorgeous apartment offers many advantages for the professional buyer. Boasting an exposed brick, industrial profile in keeping with the neighbouring former Somerdale factory, this beautifully designed home can be found upon an upper floor, with exceptional natural light flooding throughout. Internally a contemporary design is sure to impress, particularly with a beautiful, naturally lit open plan kitchen/ lounge which benefits a lovely view towards Kelston. A glazed Juliette style balcony enhances the appeal of this room which is excellently appointed with a generous fitted kitchen, dual aspect windows and tasteful décor. The decorative attention to detail can further be found throughout each of it's two bedrooms and two bathrooms which lead from the hallway. The master bedroom benefits an attractive en-suite shower room, with the 'main' bathroom offering a high specification finish and attractive tiling. Throughout this property, bright and neutral finishes can be found offering a good foundation of a blank canvas for any new buyer to move into and make their own. The development itself has rapidly earned a prestigious status, with an excellent selection of facilities found within the site to include a gymnasium and swimming pool, a doctors surgery, a primary school and eateries just to name a few. For commuters, Keynsham railway station resides just a short, pleasant stroll from the property, with the amenities of Keynsham high street a short distance away.

**ENTRANCE**

Entrance is via a communal hallway, stairs and landing via an intercom system

**HALLWAY**

Entrance door to the apartment, intercom system, storage cupboard, radiator, spot lighting, laminate flooring, doors to rooms

**BEDROOM ONE** 11' 8" x 10' 1" (3.55m x 3.07m)

Double glazed window to the side aspect, radiator, door to the en-suite

**EN-SUITE**

A three piece white suite comprising a low level wc, pedestal wash hand basin and shower enclosure with 'Monsoon' shower attachment, radiator, tiled splash backs and flooring, spot lighting, extractor fan, radiator

**BEDROOM TWO** 11' 8" x 6' 8" (3.55m x 2.03m)

Double glazed window to the side aspect, radiator

**BATHROOM** 8' 0" x 6' 8" (2.43m x 2.02m)

A three piece white suite comprising a low level wc, pedestal wash hand basin and panelled bath with shower over, tiled splash backs, tiled flooring, chrome heated towel radiator, extractor fan

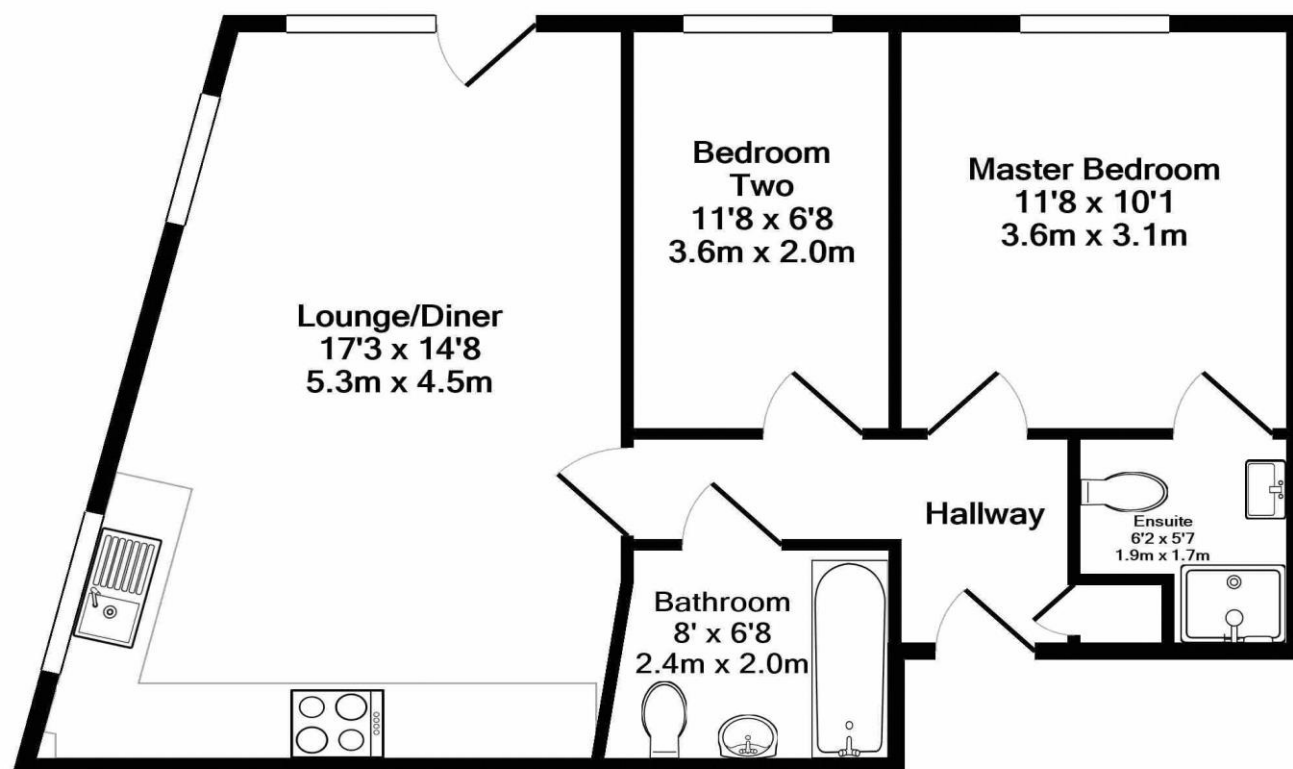
**OPEN PLAN LIVING ROOM** 17' 3" x 14' 8" (5.25m x 4.48m)

(Measurements taken to the maximum points) Dual aspect windows with two double glazed windows to the front aspect and double glazed door with full height floor to ceiling side panel window to the side aspect with glazed 'Juliette' balcony. The kitchen comprises a large selection of fitted units with high gloss white doors and roll top work surfaces over, matching up-stands, one and a half bowl sink and drainer unit with mixer taps over, integrated double oven, gas hob with extractor hood over and stainless steel splash back, further integrated appliances include a fridge / freezer and washer / dryer, a gas combination boiler housed in a kitchen wall unit, spot lighting, radiator, extractor fan

**EXTERIOR**

Allocated parking for one vehicle with a three further visitor spaces available





Total Approx. Floor Area 586 Sq.Ft. (54.5 Sq.M.)

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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## Energy Performance Certificate



46, Trajectus Way, Keynsham, BRISTOL, BS31 2FZ

Dwelling type: Mid-floor flat  
Date of assessment: 12 November 2018  
Date of certificate: 12 November 2018  
Reference number: 9528-5954-7339-5268-5980  
Type of assessment: SAP, new dwelling  
Total floor area: 56 m²

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

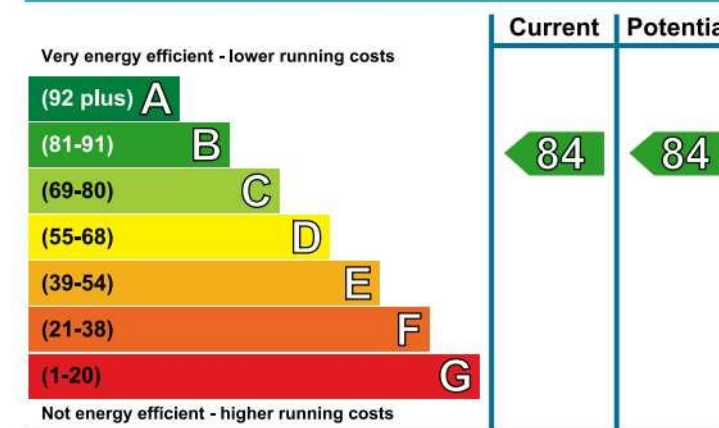
£ 783

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 129 over 3 years	£ 129 over 3 years	Not applicable
Heating	£ 447 over 3 years	£ 447 over 3 years	
Hot Water	£ 207 over 3 years	£ 207 over 3 years	
Totals	£ 783	£ 783	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.