



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

21b Caernarvon Road  
Keynsham, BS31 2NX

**£220,000**



Positioned in a popular residential area within easy reach of Keynsham High St & the local amenities of Queens Rd, can be found this two bedroom upper floor flat, benefitting from a large private garden. Having undergone extensive refurbishment by the current owner, this spacious property is immaculately presented throughout, allowing any new owner to simply move in and put their feet up. The property welcomes with entrance hall, leading to a sizeable lounge/diner which basks in natural light due to several windows positioned to the southerly aspect. A contemporary fitted kitchen with ample storage is positioned to the rear aspect, a long with a modern neutral three piece bathroom. Finally, two double bedrooms accessed via an inner hall complete the internal arrangement. A rare yet welcomed benefit can be found in the form of a large private garden, accessed via the communal entrance. An ideal space for summer BBQs or for the green fingered enthusiast to make their own. In our opinion, this flat would make a good option for the first time buyer seeking sizeable apartment living and could make a healthy return for the buy to let investor. An infrequent to the market offering, an early viewing is encouraged.

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## ACCOMMODATION

### ENTRANCE HALL

uPVC door to front aspect, radiator, entry phone, storage cupboard, loft access, door to Lounge, opening to Kitchen.

### LOUNGE/DINER 17' 5" x 13' 1" (5.32m x 4.00m)

uPVC double glazed windows to front aspect, radiators, feature electric fire with oak surround & tiled hearth.

### KITCHEN 9' 8" x 7' 2" (2.95m x 2.18m)

A generous selection of contemporary handleless matching wall & base units with roll top work surface over. Integrated appliances to include eye level electric double oven, microwave, four ring induction hob with glass splash back, washing machine & dishwasher. One & half sink basin with mixer tap & drainer to side, space for tall fridge freezer, uPVC double glazed window to rear aspect, panelled splash backs, spotlighting, tiled flooring.

### HALL

Doors to rooms.

### BEDROOM ONE 12' 10" x 9' 8" (3.92m x 2.95m)

uPVC double glazed window to front aspect, radiator, storage cupboard housing combination boiler.

### BEDROOM TWO 11' 7" x 10' 0" (3.53m x 3.04m)

uPVC double glazed window to rear aspect, radiator.

### BATHROOM 9' 2" x 5' 11" (2.80m x 1.80m)

A modern three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, and panelled bath tub with mixer taps, mains shower over, & glass shower screen. Tiled wall coverings, tiled flooring, uPVC double glazed window with obscured glass to rear aspect, heated towel radiator.

### GARDEN

A large private rear garden enclosed with boundary fencing & gated access, laid to lawn with mature trees. Private brick storage shed in communal storage courtyard.

### COMMUNAL ENTRANCE

Secure entrance door with intercom system, leading to communal stairwell.

### EPC RATING C

### LEASE DEATAILS

103 years remaining on lease, £40pcm service fee, £10pa ground rent.





Ground Floor  
653 sq.ft. (60.7 sq.m.) approx.



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TOTAL FLOOR AREA: 653 sq.ft. (60.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, fixtures, fittings and 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 not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been checked and no guarantee is given as to their availability or efficiency at the time of writing.  
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