



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

25 Trajectus Way  
Bristol, BS31 2FX

£260,000



Occupying an enviable top floor position, this well 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. An allocated parking space can be found, conveniently placed immediately adjacent the entrance, whilst a number of visitor parking can be found to the rear of the building, where the bike store is also located. A truly impressive apartment, and one worth an early internal viewing.

## ACCOMMODATION

### ENTRANCE

Communal entrance door accessed via intercom system. Stairs leading to the top floor

### HALLWAY

Entrance door, double glazed floor to ceiling window to the rear aspect, radiator, two large storage cupboards, loft hatch, doors to rooms

### BEDROOM ONE 11' 10" x 8' 10" (3.60m x 2.70m)

Double glazed window to the front aspect, radiator

### BEDROOM TWO 11' 10" x 8' 10" (3.6m x 2.7m)

Double glazed window to the front aspect, radiator

### BATHROOM 7' 7" x 6' 7" (2.3m x 2.0m)

A three piece white suite comprising a low level wc, pedestal wash hand basin and a panelled bath with shower over, tiled splash backs, obscure double glazed window to the rear aspect, radiator

### OPEN PLAN LIVING ROOM 23' 0" x 14' 7" (7.00m x 4.44m)

An 'L' shaped room with measurements taken to the maximum points) Dual aspect windows with double glazed window to the rear aspect and double glazed door and matching full height floor to ceiling window to the front aspect with access to the balcony. two radiators. The kitchen comprises a large selection of built in wall and base units with roll top work surfaces over. Integrated appliances including a fridge/freezer, washing machine, dishwasher, oven and gas hob with extractor hood over and glass splash back.

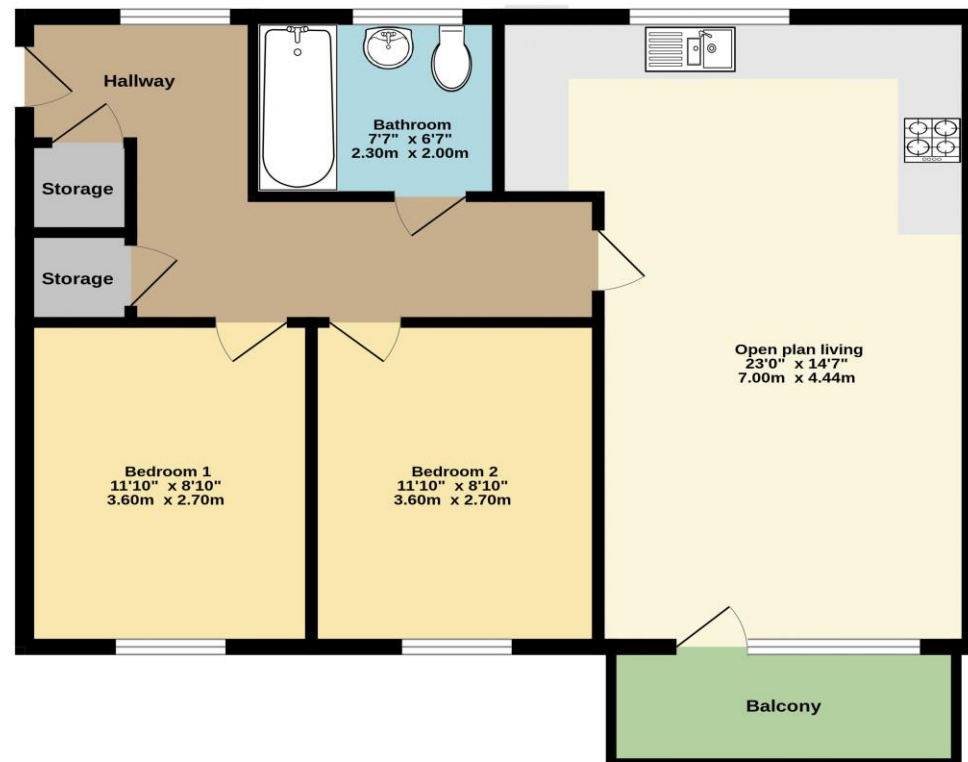
### PARKING & BIKE STORE

An allocated parking space for one vehicle can be found immediately adjacent to the communal entrance. Multiple visitor spaces also available to the rear of the building along with the communal bike store





Top 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)

25, Trajectus Way Keynsham BRISTOL BS31 2FX	Energy rating <b>B</b>	Valid until: <b>13 November 2027</b>
		Certificate number: <b>8473-7039-5879-2504-1992</b>

Property type: Top-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 efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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