

24 OLD VICARAGE GREEN
KEYNSHAM
BRITOL
BS31 2DQ

OFFERS OVER £250,000



GREGORYS
ESTATE AGENTS

*** VENDOR SUITED * SITUATED WITHIN THE SOUGHT-AFTER OLD VICARAGE GREEN DEVELOPMENT, POSITIONED ONLY A SHORT STROLL AWAY FROM KEYNSHAM HIGH ST & RAILWAY STATION CAN BE FOUND THIS IMMACULATEDLY PRESENTED TWO BEDROOM APARTMENT.**

Set within manicured grounds with large communal gardens, this impressive award winning development has proved to be as popular today as it was when first constructed.

Spanning the full width of the first floor, this sizeable apartment benefits from generous room proportions throughout, as well as ample storage options. The property welcomes with entrance hall, opening to a bright & spacious lounge/diner, drawing in light from dual aspect floor to ceiling windows. A contemporary fitted kitchen can be found to the rear of the arrangement, whilst an internal hallway gives access to two double bedrooms, both of which offering fitted storage. Finally, a modern three piece shower room completes the internal offering.

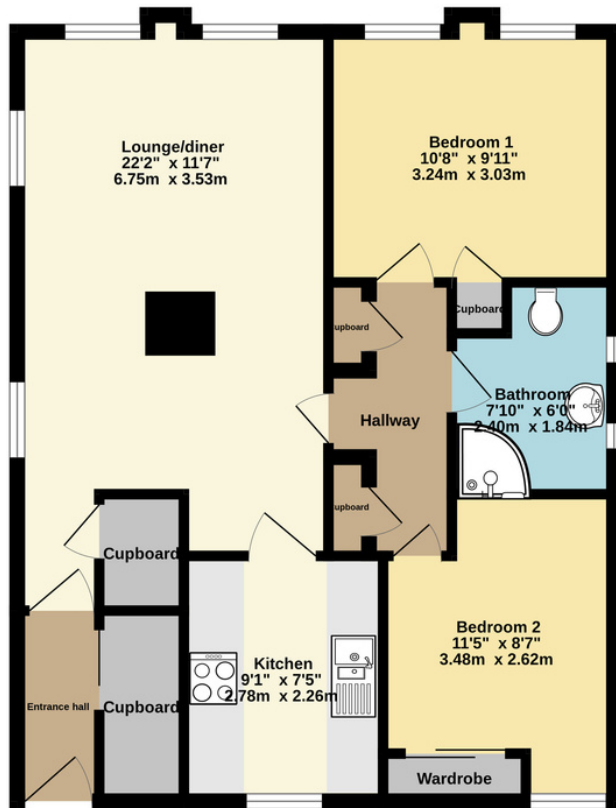
Externally, residents enjoy use of the landscaped communal gardens, whilst also enjoying access to the private courtyard for residents of this particular block. Completing the offering, a single garage can be found to the undercroft offering further storage or secure off road parking.

A premium of its kind, this apartment is a must view.





First Floor
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 641 sq.ft. (59.6 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)

24, Old Vicarage Green Keynsham BRISTOL BS31 2DQ	Energy rating	Valid until:	15 August 2028
	E	Certificate number:	9658-8092-7228-1158-7910

Property type	Mid-floor flat
Total floor area	60 square metres

Rules on letting this property

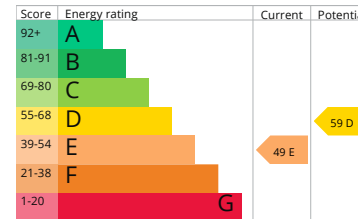
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be D.

[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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