



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

25 Old Vicarage Green  
Bristol, BS31

**£225,000**



Offered to the market with no onward chain is this second floor apartment, positioned within a short stroll to Keynsham High Street and train station. This unique apartment benefits from natural light to all four aspects with large floor to ceiling windows allowing for far reaching views, particularly to the rear aspect, across the playing fields. Communal gardens, a courtyard exclusive to the residents in the apartments and expansive grounds benefitting the development has a whole. With regards to parking a single garage provides secure off street parking which can be found to the undercroft. Internally the entrance hallway leads to a handy utility room, an open plan lounge / diner and a separate fitted kitchen. An internal lobby leads to two double bedrooms and a shower room. The property benefits Upvc double glazed windows, with further triple glazed units to the front aspect.

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## ACCOMMODATION

### ENTRANCE

Entrance is via a secure, communal door with intercom system. Further door leads to a private courtyard garden exclusive for the residents. Stairs lead to the second floor where the apartment is positioned. A storage cupboard can be found adjacent to the apartment door

### HALLWAY

Entrance door from communal hallway, laminate flooring, sliding door to the utility room, glazed door to the lounge / diner

### UTILITY CUPBOARD

Space and plumbing for a washing machine and tumble dryer, tiled flooring, power and light supply

### LOUNGE / DINER 18' 1" x 12' 6" (5.50m x 3.82m)

Dual aspect floor to ceiling windows with double glazed windows to the side aspect and two triple glazed windows to the front aspect, laminate flooring, door to the internal lobby, glazed door to the kitchen

### KITCHEN 10' 1" x 8' 2" (3.07m x 2.49m)

A selection of wall and base units with wood work surfaces over, ceramic sink and drainer unit with mixer taps over, integrated oven and gas hob, space and plumbing for a fridge/freezer and slimline dishwasher, tiled effect vinyl flooring, full height double glazed window to the rear aspect enjoying views

### INTERNAL LOBBY

Doors to rooms, fitted storage cupboard, laminate flooring

### BEDROOM ONE 10' 11" x 9' 3" (3.32m x 2.81m)

Two full height triple glazed windows to the front aspect, fitted wardrobe

### BEDROOM TWO 8' 10" x 6' 11" (2.69m x 2.12m)

Full height double glazed window to the rear aspect enjoying views, fitted wardrobe

### SHOWER ROOM

A three piece white suite comprising a low level wc, pedestal wash hand basin and shower enclosure with electric shower, tiled splash back, part panelled walls, two obscure double glazed windows to the side aspect, chrome heated towel radiator

### GARAGE

A single garage with up and over door providing vehicle access, power supply

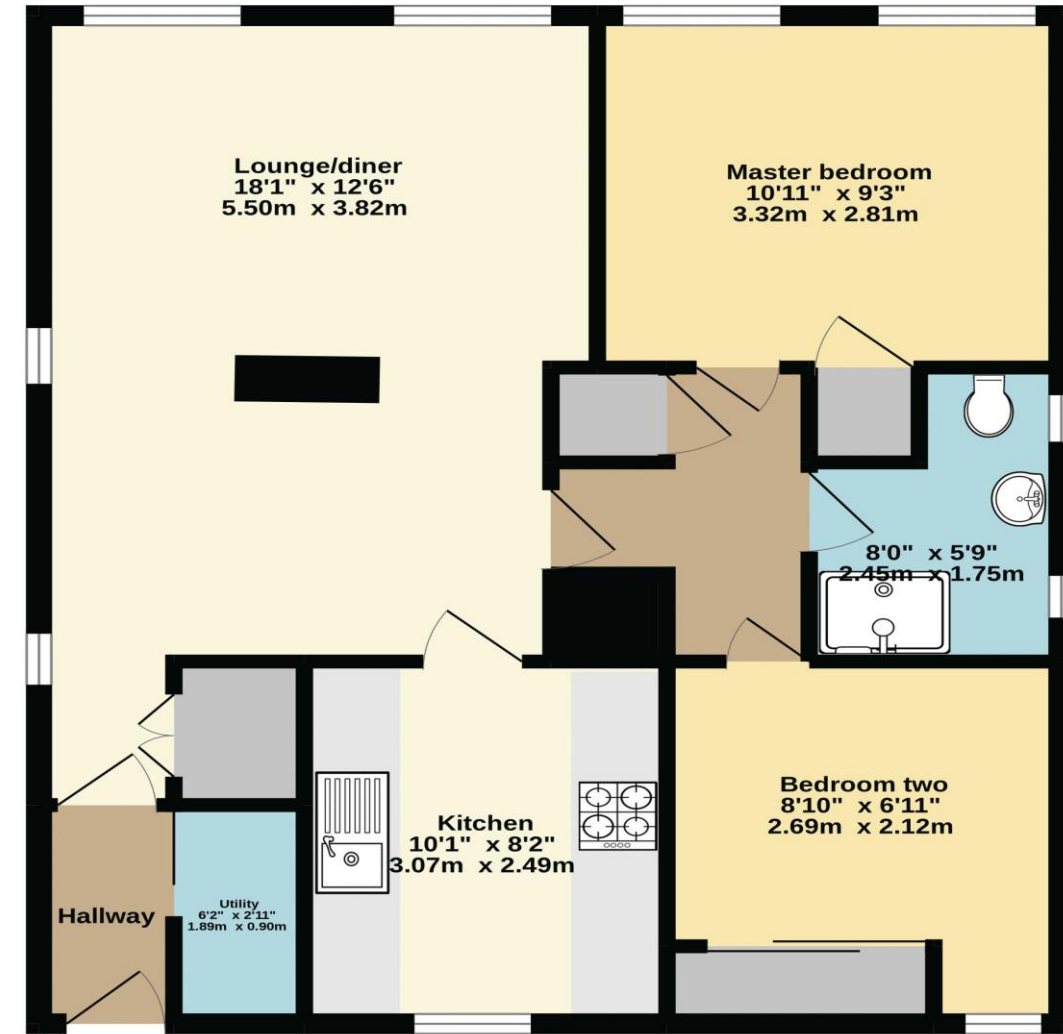
### GARDENS

Easy maintenance, communal gardens to the apartments benefit. Laid to patio and stone shingle, plants and shrubs. Further communal grounds can be enjoyed within the development. Large expanse of lawn, seating areas within mature plants, shrubs and trees





Ground Floor  
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 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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