



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

11 Cranmore Court Temple Street
Bristol, BS31 1FT

£279,950



A superb, top floor duplex apartment presented to an exemplary standard. Built circa 2015 this attractive development is conveniently located, only a short stroll to bustling Keynsham High Street and the beautiful walks of Dapps Hill and beyond. Positioned to the second floor, the spacious accommodation spans two floors featuring vaulted ceilings and a mezzanine level. Bathed in natural light the apartment enjoys a sunny westerly orientation to the rear aspect, whilst to the front aspect, both bedrooms benefits views towards the countryside. A welcoming hallway provides access to the first floor mezzanine level, whilst two bedrooms (master with en-suite), a bathroom and a large open plan living room are all appointed to the entrance floor. The mezzanine level provides a further lounge area, complete with a large storage cupboard. Further storage can be found by way of a secure immediately adjacent to the apartment door. Furthermore the property is heated via gas central heated, double glazed and benefits an allocated parking space and communal bike store.

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ACCOMMODATION

ENTRANCE

Entrance to the property is via n intercom system with access via the communal hallway and stairs leading to the second and top floor. A cupboard can be found immediately outside the apartment door providing valuable storage facilities, private to this apartment.

HALLWAY

Entrance door from the communal area, stairs leading to the mezzanine level with storage cupboard under, intercom system, radiator, doors to rooms

OPEN PLAN LIVING ROOM 19' 9" x 13' 6" (6.03m x 4.11m)

A superb open plan room bathed in natural light due to the large double glazed windows with a westerly aspect and views of the surrounding area. The room benefit a vaulted ceiling with large 'Velux' window and views from the mezzanine level above. The kitchen comprises a number of matching wall and base units with roll top work surfaces over and matching upstand, a sink and drainer unit with mixer taps over, a selection of integrated appliances, breakfast bar with seating under, feature undercounter lighting and plinth spot lighting. Further spot lighting to the room, part tiled flooring to the kitchen, radiator

BEDROOM ONE 13' 6" x 9' 4" (4.11m x 2.85m)

Double glazed window to the front aspect with views towards the countryside, radiator, built in wardrobes, door to the en-suite

EN-SUITE

A contemporary three piece white suite comprising a pedestal wash hand basin, a low level wc and shower enclosure, tiled walls and flooring, chrome heated towel radiator, spot lighting, extractor fan

BEDROOM TWO 10' 0" x 5' 7" (3.05m x 1.69m)

Double glazed window to the front aspect, radiator

BATHROOM 6' 11" x 5' 7" (2.10m x 1.69m)

A contemporary three piece white suite comprising a close coupled wc, pedestal wash hand basin and a panelled bath with shower over, tiled walls and flooring, spot lighting, extractor fan, chrome heated towel radiator, fitted wall mirror

MEZZANINE LEVEL 15' 5" x 12' 0" (4.70m x 3.65m)

A light and airy room with views over the ground floor, large 'Velux' window to the rear aspect, large storage cupboard housing the gas combination boiler, stairs leading from the hallway with glazed balustrades and Oak handrails, radiator

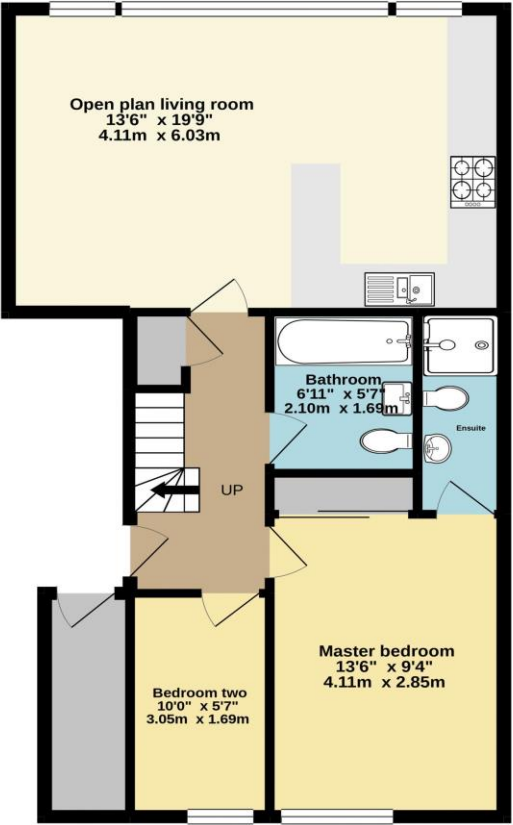
EXTERIOR

Attractive, well kept grounds offer an allocated parking space, together with a communal bike and bin store

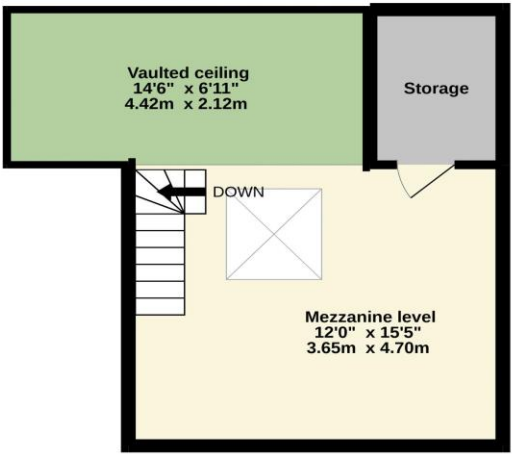




Ground Floor
640 sq.ft. (59.5 sq.m.) approx.



1st Floor
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.4 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



11 Cranmore Court, Temple Street, Keynsham, BRISTOL, BS31 1FT

Dwelling type:	Top-floor flat	Reference number:	9637-3897-7704-9095-8115
Date of assessment:	13 October 2015	Type of assessment:	SAP, new dwelling
Date of certificate:	13 October 2015	Total floor area:	75 m²

Use this document to:

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

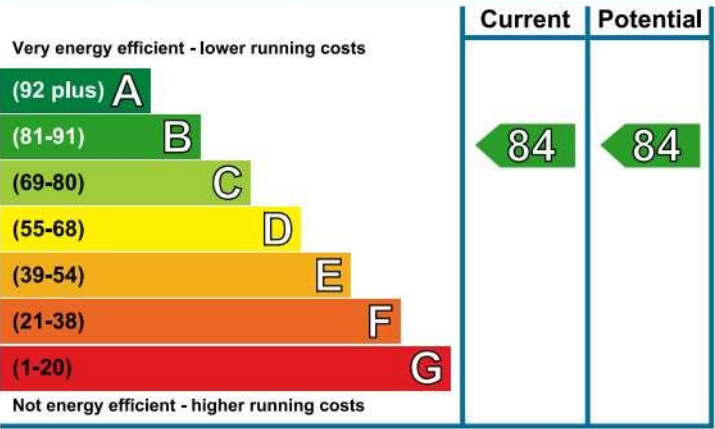
Estimated energy costs of dwelling for 3 years: £ 990

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 168 over 3 years	Not applicable
Heating	£ 594 over 3 years	£ 594 over 3 years	
Hot Water	£ 228 over 3 years	£ 228 over 3 years	
Totals	£ 990	£ 990	

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.