



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

12 Victoria House Dapps Hill  
Bristol, BS31 1UL

**£180,000**



Located within the stunning Dapps Hill development can be found this studio apartment, offered for sale with no onward chain. Positioned to the first floor of this converted mill and set within attractive communal grounds, this property is only a moments walk from Keynsham high street and train station. Internally the flat comprises an entrance hallway, a separate fitted kitchen, shower room and open plan living room. Furthermore the property benefits a single garage. In addition to the communal grounds a gym is located on site for residents. A fantastic first time purchase or buy to let investment.

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## ACCOMMODATION

### ENTRANCE HALLWAY

Solid door to the rear, doors to rooms, wall mounted storage radiator, storage cupboard, telecom entrance system, coved ceiling, smoke alarm, exposed wooden beam

### LIVING ROOM/ BEDROOM 15' 8" x 14' 8" (4.78m x 4.47m)

(Measurements taken into maximum points) Timber framed double glazed window to the front aspect, electric storage radiator, coved ceiling, exposed wooden ceiling beam

### KITCHEN 11' 1" x 8' 10" (3.38m x 2.7m)

(Measurements taken into maximum points) A traditional shaker style kitchen comprising matching wall and base units with roll edge worktops over, a one and a half stainless steel sink bowl and drainer unit, an integrated electric oven and four ring electric hob and extractor fan set in matching unit above. Space and plumbing for a washing machine and upright fridge/freezer, wall mounted hot water cylinder, splash back tiles, tiled effect vinyl flooring, coved ceiling

### SHOWER ROOM

(Measurements taken into maximum points) A three piece suite comprising a single corner shower enclosure with electric shower over, a pedestal wash hand basin with mixer taps, a low level w.c, a ladder effect electric, fully tiled walls, towel radiator, extractor fan, carpeted floor, coved ceiling

### GARAGE

A single garage with up and over door providing vehicle access can be found within the development.

### COMMUNAL FACILITIES

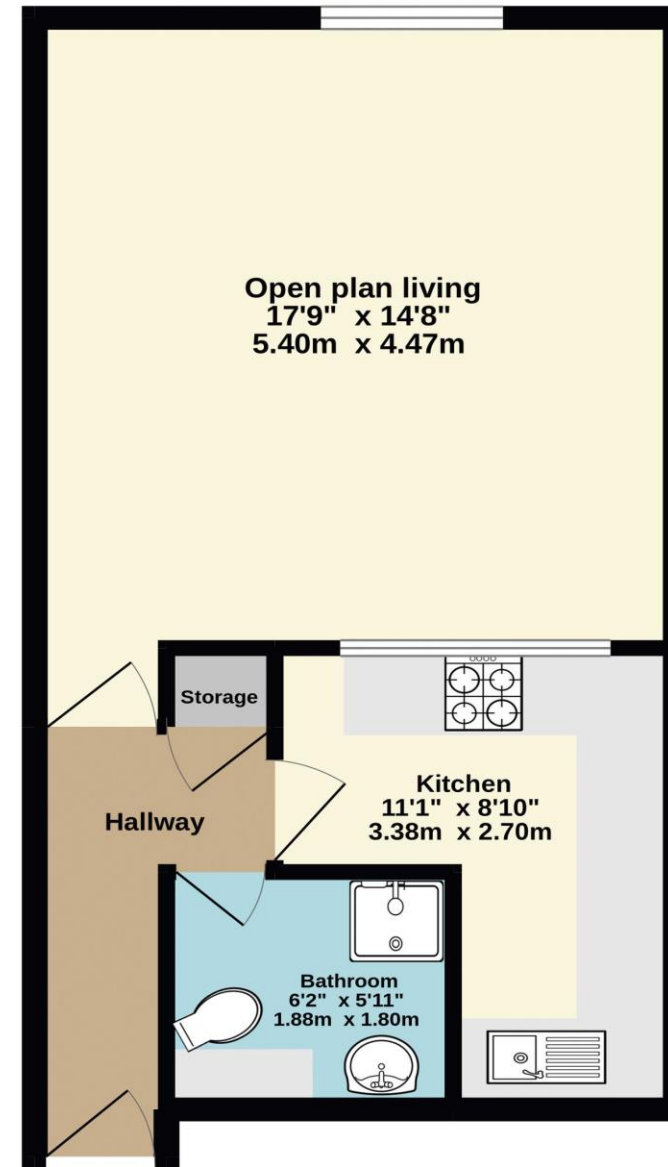
Extensive, attractive and well kept gardens exclusive to residents can be found around the development including quiet seating areas on the banks of the river that runs by. Internal seating areas in the sun room and around the original workings of the mill are also available. Finally an on site gym benefits







Ground Floor  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 401 sq.ft. (37.3 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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