



Flat 6, Edward Court Dapps Hill, Bristol, BS31 1US

Offers In The Region Of £225,000

Nestled in the charming conservation area of Dapps Hill, Keynsham, this well-presented two-bedroom apartment offers a unique blend of modern living and historical charm. The property is situated on the top floor and is part of the prestigious Edward Court development, which is conveniently located within easy walking distance of Keynsham High Street. Here, residents can enjoy excellent transport links to the vibrant cities of Bristol and Bath.

The apartment features a spacious reception room, perfect for relaxation or entertaining guests, alongside two comfortable bedrooms and a well-appointed bathroom. One of the standout features of No 6 Edward Court is the inclusion of a single garage, providing secure parking for one vehicle.

Residents of this delightful complex can take advantage of superb communal facilities that enhance the living experience. The property retains original features that hark back to its historical roots as a logwood mill, dating back to the Domesday era. Among the communal amenities are a mill room showcasing original machinery, a conservatory, a gymnasium, and beautifully maintained riverside and woodland gardens that offer a tranquil escape.

Entrance via front door into

Hallway

Single radiator, doors to

Kitchen

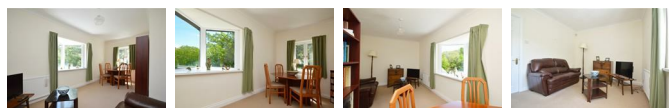
7'10" x 6'7" (2.40 x 2.01)



Window to side aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps, integrated oven and electric hob with fitted extractor over, space and plumbing for washing machine, space for under unit fridge freezer, wall mounted gas Worcester combination boiler.

Sitting Room

17'10" x 9'8" (5.44 x 2.97)



Window front enjoying splendid views over the River Chew, window to side aspect, double radiator, additional single radiator.

Bedroom One

10'4" x 9'10" (3.16 x 3.01)



Window to side aspect, double radiator, a range of fitted wardrobes.

Bedroom Two

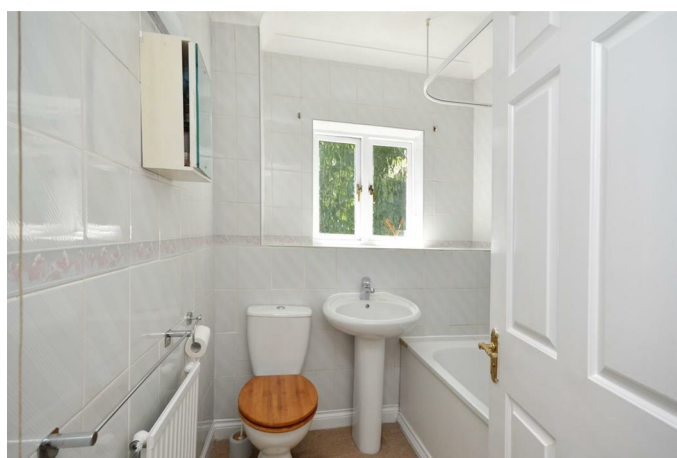
7'1" x 7'0" (2.18 x 2.14)



Window to front aspect enjoying splendid views over the River Chew, single radiator, fitted wardrobes.

Bathroom

6'7" x 6'1" (2.02 x 1.86)



Obscured window to side aspect, suite comprising paneled bath with shower attachment over, pedestal was hand basin with mixer tap over, close coupled w/c, single radiator.

Garage



Power and lighting

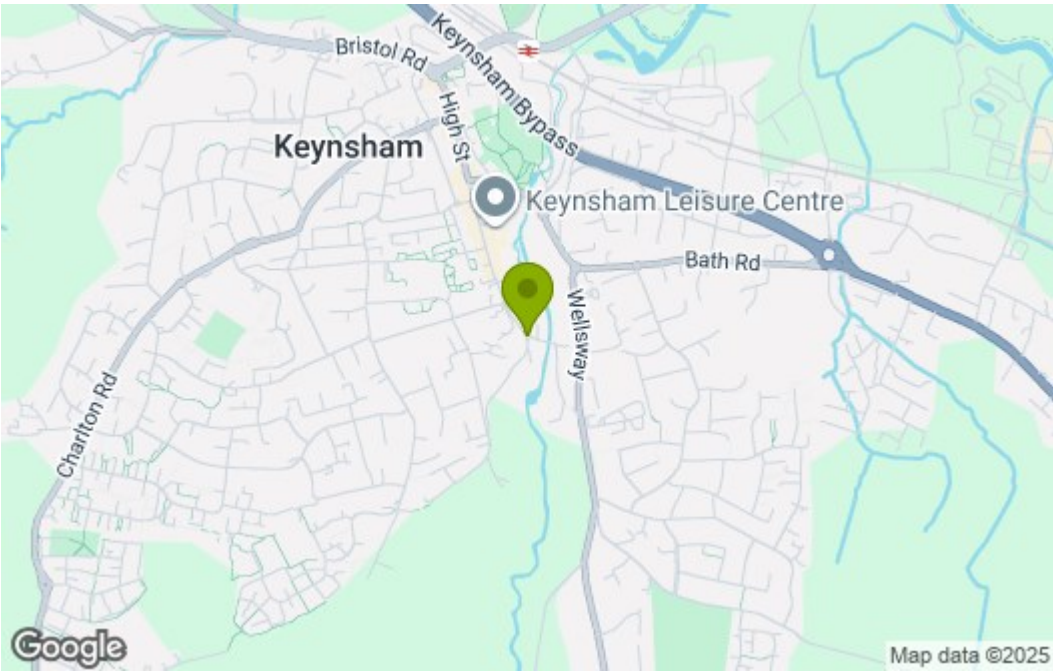
Directions

Floor Plan

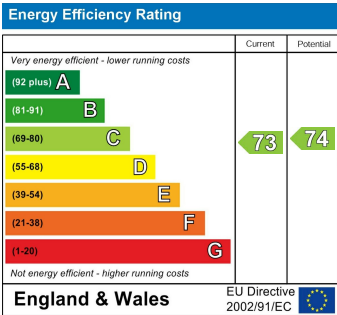


Total area: approx. 42.7 sq. metres (459.2 sq. feet)
Flat 6 Edward Court , Dapps Hill, Keynsham

Area Map



Energy Efficiency Graph



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