



The Chocolate Quarter

ST MONICA TRUST

12 Brookmead

**Two-bedroom fourth-floor apartment
with far reaching countryside views**



Keynsham, Bristol BS31 2GJ

£550,000 leasehold
(other charges apply)

Viewings

Please call the sales team
to book on **0117 363 7160**



St Monica Trust



APPROVED
OPERATOR

Specification

- Fourth-floor apartment with far-reaching countryside views
- Featuring high ceilings and large windows
- Large open-plan kitchen* / dining / living room
- Two bedrooms, one with en-suite shower room
- Second shower room
- Separate laundry room
- Redecorated throughout with new carpets
- Building converted in 2017
- Being sold on a fixed refund lease or equity participation lease
- No onward chain

* Oven, hob, fridge/freezer, dishwasher, washing machine and tumble dryer included

Dimensions

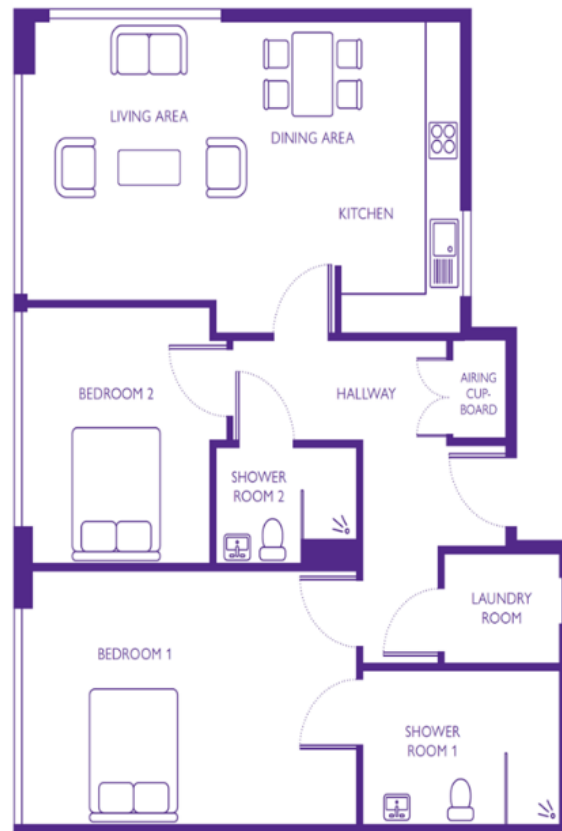
Total area 95 sqm

Kitchen / dining / living room **En-suite shower room 1**

7.5m x 4.5m 3.4m x 2.2m
24'7" x 14'9" 11'2" x 7'3"

Bedroom 1 **Bedroom 2**

5.7m x 3.6m 3.4m x 3.7m
18'8" x 11'10" 11'2" x 12'2"



Please note

This apartment is sold unfurnished and furniture in this floorplan is for reference only.

Dimensions shown are maximum. Some plots are handed compared to floorplans. Floorplans are not to scale and depict typical layout of this apartment type. Certain particulars may vary, please check with our sales team.

A surrender fee is payable when the property is returned to the Trust (ranging from 1% to 10% of the purchase price depending on the lease and length of occupation).

Charges from 1 January 2026

Annual service charge

£10,163.04 per annum

Council tax

Council tax band E

£2,994.57 per annum

EPC

Current EPC band C (rating 70)

Potential EPC band C (rating 70)

