



# The Chocolate Quarter

ST MONICA TRUST

## 12 River House

Large two bedroom ground floor apartment



Keynsham, Bristol BS31 2GG

**£469,000 leasehold**  
(other charges apply)



St Monica Trust



APPROVED  
OPERATOR

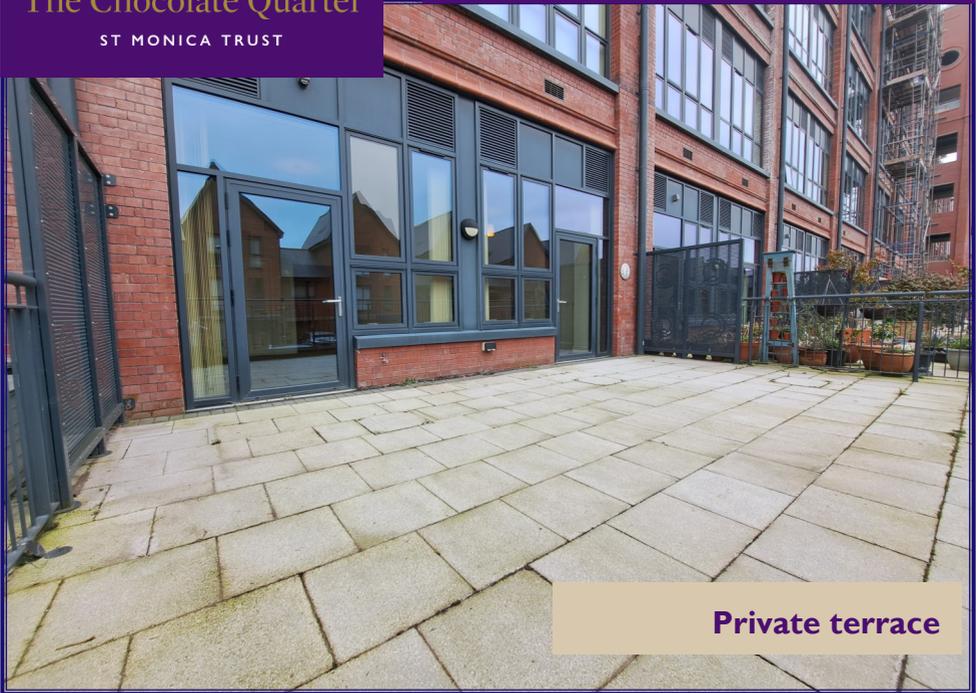


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**Private terrace**

## Specification

- Ground floor apartment with a private terrace
- Large open plan kitchen/dining/living area
- Two bedrooms, one ensuite
- Separate laundry room
- Cloakroom
- Featuring high ceilings and large windows
- Redecorated and new carpets in 2026
- Being sold on a fixed refund lease
- No onward chain



**Kitchen**



**Shower room**

## Fees & EPC

Service charge £10,163.04 pa  
Council Tax Band E £2,994.57pa  
Current EPC Band C (Rating 73)  
Potential EPC Band C (Rating 73)

## Viewing dates

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

### 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).

Neff cooker, Bosch fridge/freezer, dishwasher, washing machine and tumble dryer included.

Building converted in August 2017.

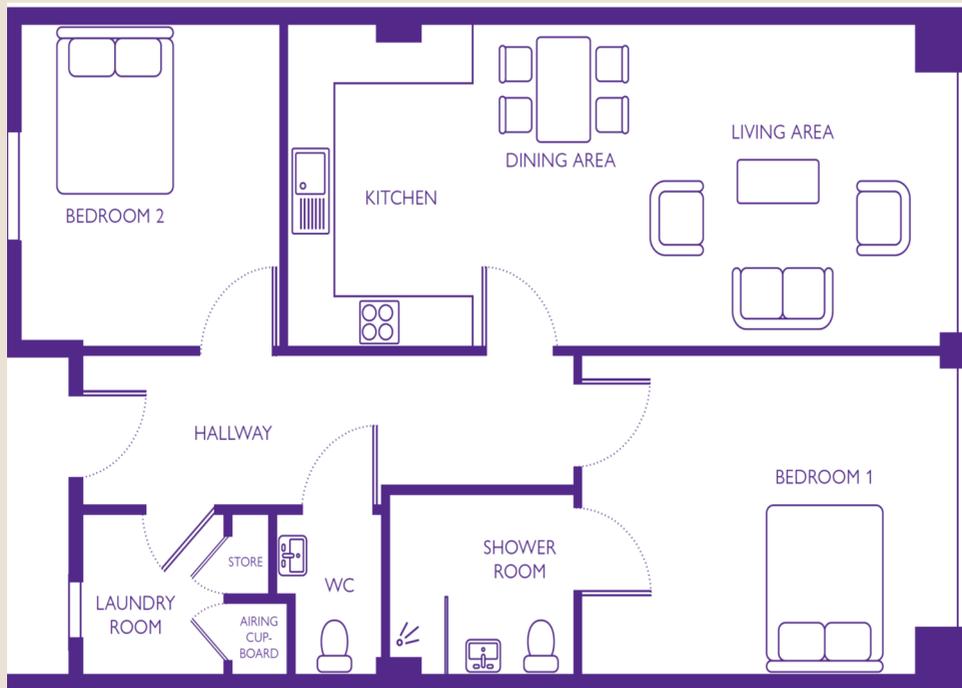


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### Kitchen/dining/ living area

8.7m x 3.6m

28'7" x 11'10"

### Shower room

2.5m x 2.0m

8'2" x 6'7"

### Bedroom 1

4.8m x 3.6m

15'9" x 11'10"

### Bedroom 2

3.6m x 3.6m

11'10" x 11'10"

To unsubscribe please telephone

0117 949 4004 or email

[sales.team@stmonicatrust.org.uk](mailto:sales.team@stmonicatrust.org.uk)



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