



# The Chocolate Quarter

ST MONICA TRUST

## 2 Brookmead

One bedroom apartment near communal terrace



Keynsham, Bristol BS31 2GJ

**£365,000 leasehold**  
(other charges apply)



St Monica Trust



APPROVED  
OPERATOR



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Communal garden

### Specification

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- Fourth floor apartment
- Large open plan kitchen/dining/living area
- One bedroom with ensuite facilities
- Separate laundry room
- No onward chain
- Featuring high ceilings and large picture windows
- Redecorated and new carpets in 2026
- Located close to lift and stairs
- Being sold on a fixed refund lease



**Kitchen**



**Shower room**

## Fees & EPC

Service charge £9,455.88 pa  
 Council Tax Band D £2,450.10 pa  
 Current EPC Band B (Rating 81)  
 Potential EPC Band B (Rating 81)

## 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.

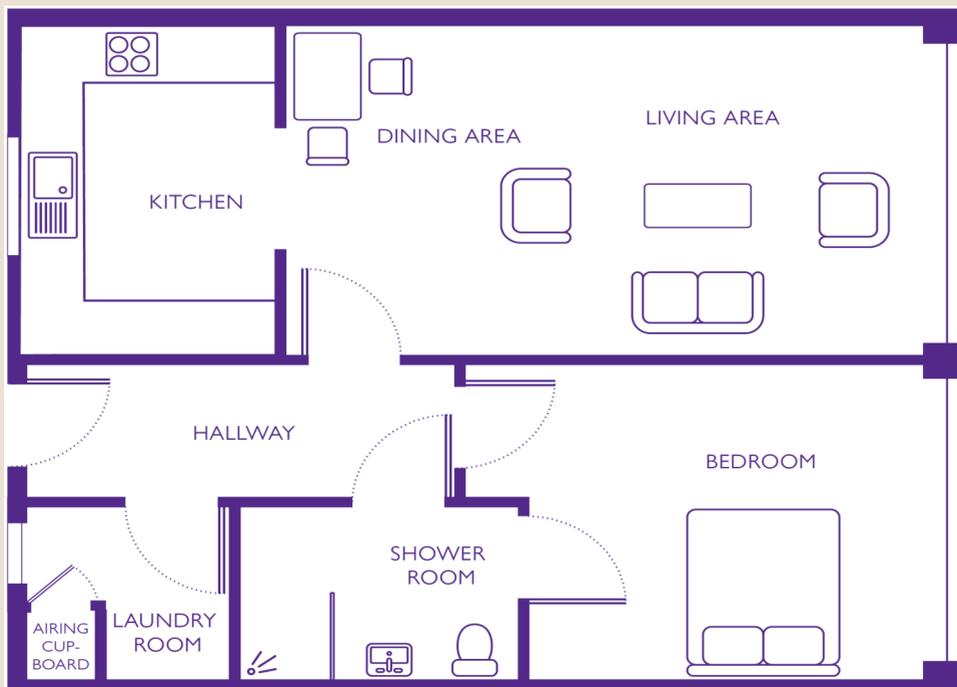


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### Kitchen/dining/ living area

9.2m x 3.6m

30'2" x 11'10"

### Shower room

2.8m x 2.0m

9'2" x 6'7"

### Bedroom

3.6m x 4.7m

11'10" x 15'5"

### Laundry room

2.1m x 2.0m

6'11" x 6'7"

To unsubscribe please telephone

0117 949 4004 or email

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



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