



# The Chocolate Quarter

ST MONICA TRUST

## 2 River House

Large two-bedroom, ground-floor apartment  
with private terrace



Keynsham, Bristol BS31 2GG

**£465,000 leasehold**  
(other charges apply)



St Monica Trust



APPROVED  
OPERATOR



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Typical terrace

### Specification

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- Ground floor apartment with private terrace
- Large open plan kitchen / dining / living room
- Two bedrooms, one with en-suite shower room
- Separate laundry room
- Cloakroom / WC
- Featuring high ceilings and large windows
- Repainted and new carpeting
- Being sold on a fixed refund lease
- Offered for sale with no onward chain



**Typical living area**



**Typical bedroom**

## Fees & EPC

Service charge £10,163.04 pa  
Council Tax Band E £2,994.57 pa  
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.

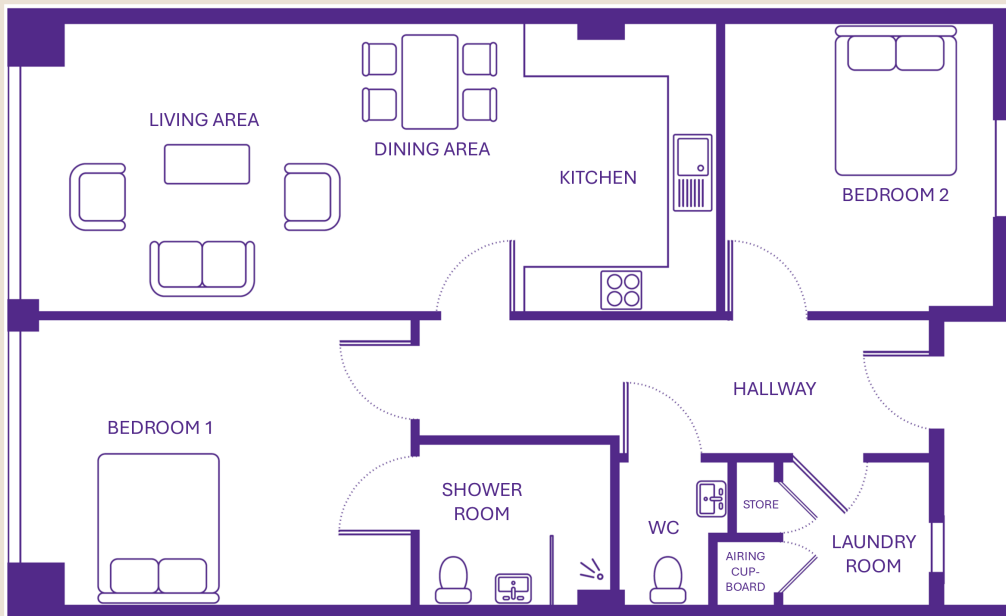


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### Living/dining/ kitchen

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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