



# The Chocolate Quarter

ST MONICA TRUST

## 32 River House

**Large two bedroom apartment**



Keynsham, Bristol BS31 2GG

**£425,000 leasehold  
(other charges apply)**



St Monica Trust



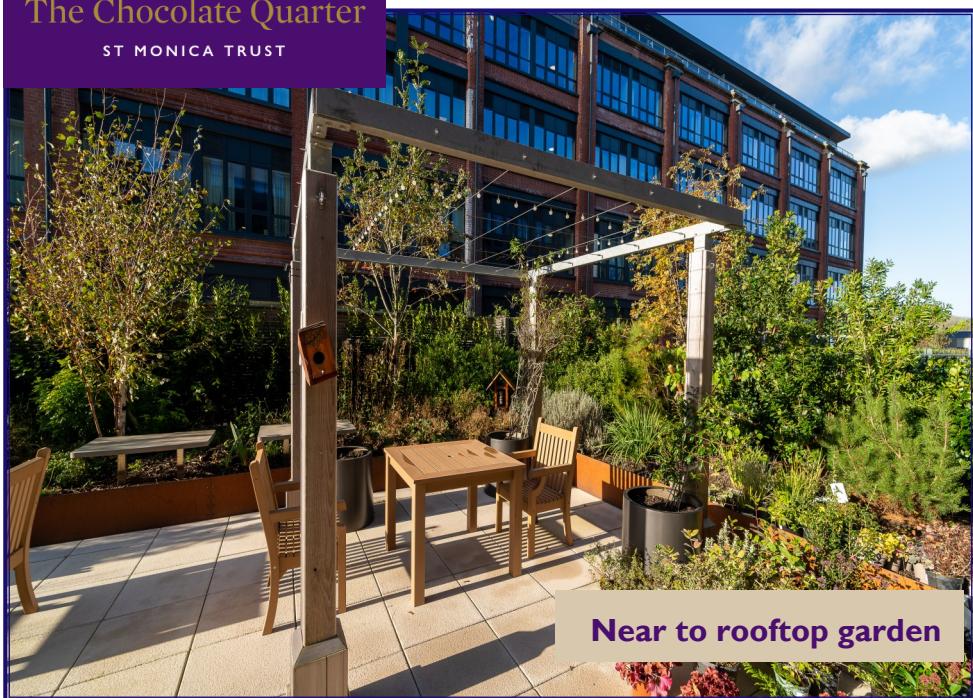


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## Specification

- First floor apartment close to communal lounge and rooftop garden
- Large open plan kitchen/lounge/dining area
- Two bedrooms, one ensuite
- Separate utility room
- Cloakroom
- Featuring high ceilings and large picture windows
- Located close to lift and stairs
- Being sold on an equity participation lease
- Photos for illustrative purposes only



**Kitchen**



**Ensuite shower room**

## Fees & EPC

Service charge for 2026 -  
 £10,163.04pa

Council Tax Band E £2,841.80 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 2% 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.

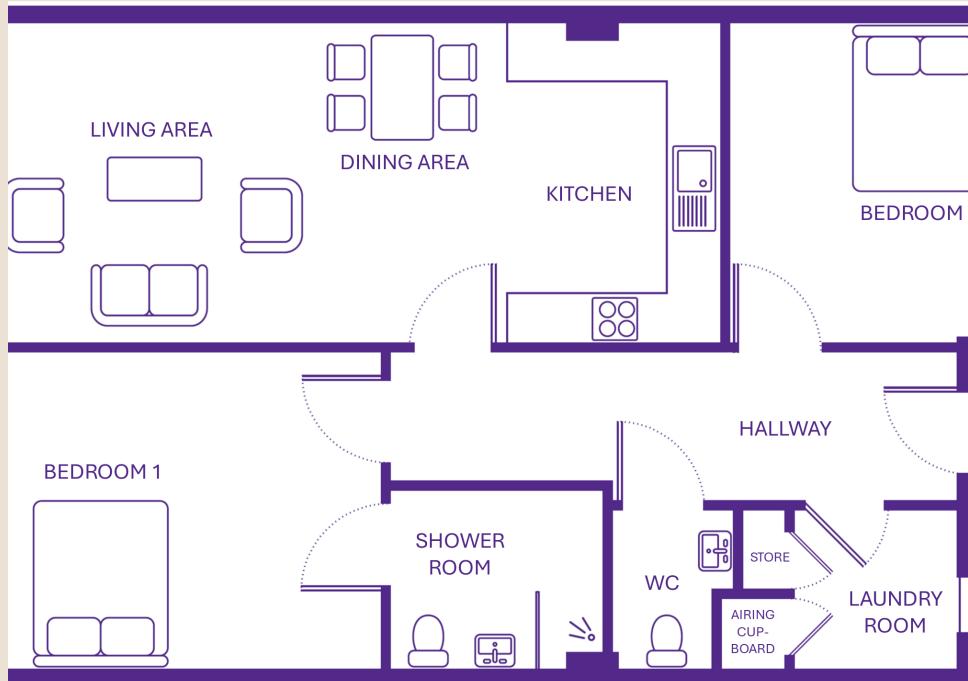
Building converted in August 2017.



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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)**