

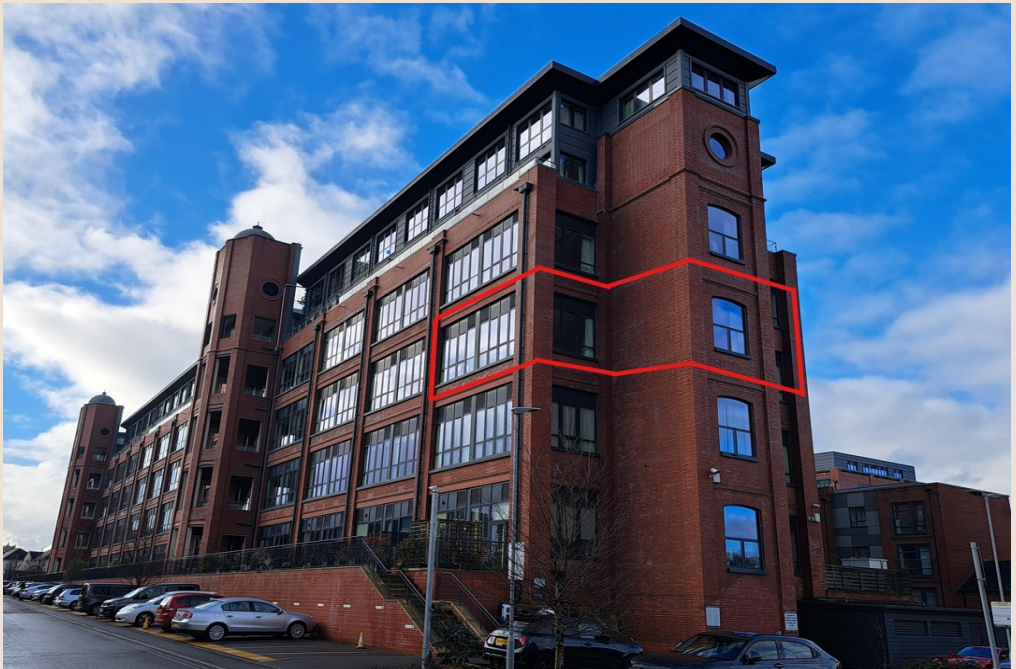


**The Chocolate Quarter**

ST MONICA TRUST

## **38 River House**

**Large two-bedroom apartment with two  
en-suite shower rooms, two reception rooms  
and stunning views**



**Keynsham, Bristol BS31 2GG**

**£699,000 leasehold**  
**(other charges apply)**



St Monica Trust



APPROVED  
OPERATOR



The Chocolate Quarter

ST MONICA TRUST

## 38 River House

Keynsham, Bristol BS31 2GG



**View from apartment**

### Specification

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- Large apartment on the second floor
- Triple aspect views in three directions including over Kelston Hill
- Two double bedrooms, both with en-suite shower rooms
- Second reception area/dining area
- Open plan kitchen/living area
- Guest cloakroom, separate laundry room and two storage rooms
- No onward chain
- Being sold on an equity participation lease



The Chocolate Quarter  
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## 38 River House



Hallway



Living area



Dining area



Bedroom 2



Bedroom 1



Kitchen



En-suite



The Chocolate Quarter

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## Fees & EPC rating

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Service charge £10,163.04 pa

Council Tax Band E £2,841.80 pa

Current EPC Band D (Rating 68)

Potential EPC Band D (Rating 68)

## Viewings

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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 resale 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.



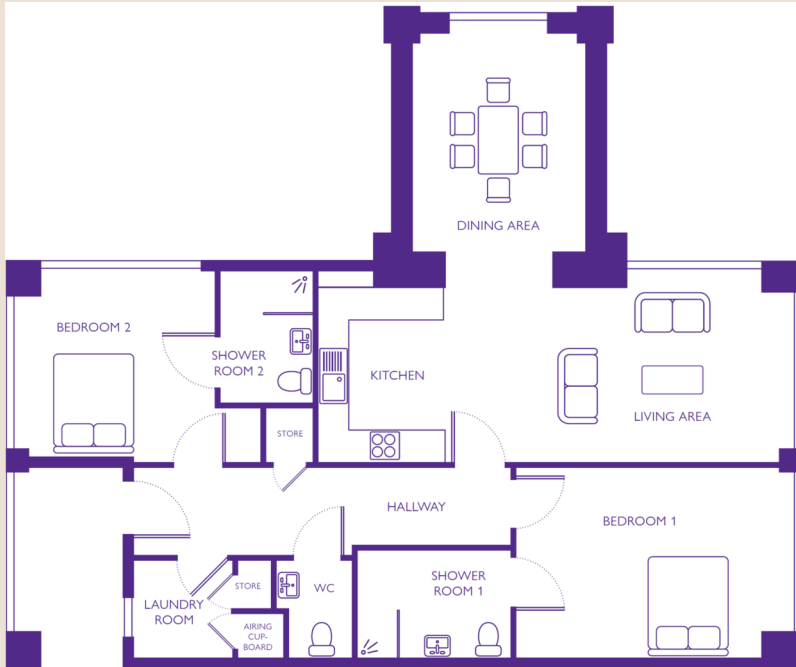
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**Total area 111m<sup>2</sup> / 1,195sq ft**



### Living area/ kitchen

8.9m x 3.5m  
29'2" x 11'6"

### Dining area

3.3m x 4.1m  
10'10" x 13'5"

### Bedroom 1

5.1m x 3.6m  
16'9" x 11'10"

### Bedroom 2

3.5m x 4.5m  
11'6" x 14'8"

To unsubscribe please telephone  
**0117 949 4004** or email  
**[sales.team@stmonicastrust.org.uk](mailto:sales.team@stmonicastrust.org.uk)**



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