



The Chocolate Quarter

ST MONICA TRUST

57 River House

Two-bedroom apartment with countryside views



Keynsham, Bristol BS31 2GH

£495,000 leasehold
(other charges apply)

Viewings

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



St Monica Trust



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OPERATOR



57 River House

Keynsham, Bristol BS31 2GH

Specification

- Third-floor apartment with stunning views
- Large open-plan kitchen/dining/living area
- Two bedrooms, one with en-suite shower room
- Featuring high ceilings and large windows
- Separate laundry room
- Cloakroom
- Redecorated throughout with new carpets
- Sold on a fixed refund lease
- No onward chain
- Building converted in 2017

Charges from 1 January 2026

Annual service charge
£10,163.04 per annum

Council tax

Council tax band E
£2,994.57 per annum

EPC

Current EPC band B (rating 81)
Potential EPC band B (rating 81)

Dimensions

Total area 87 sqm

Living/kitchen/dining area

8.7m x 3.6m
28'7" x 11'10"

Shower room

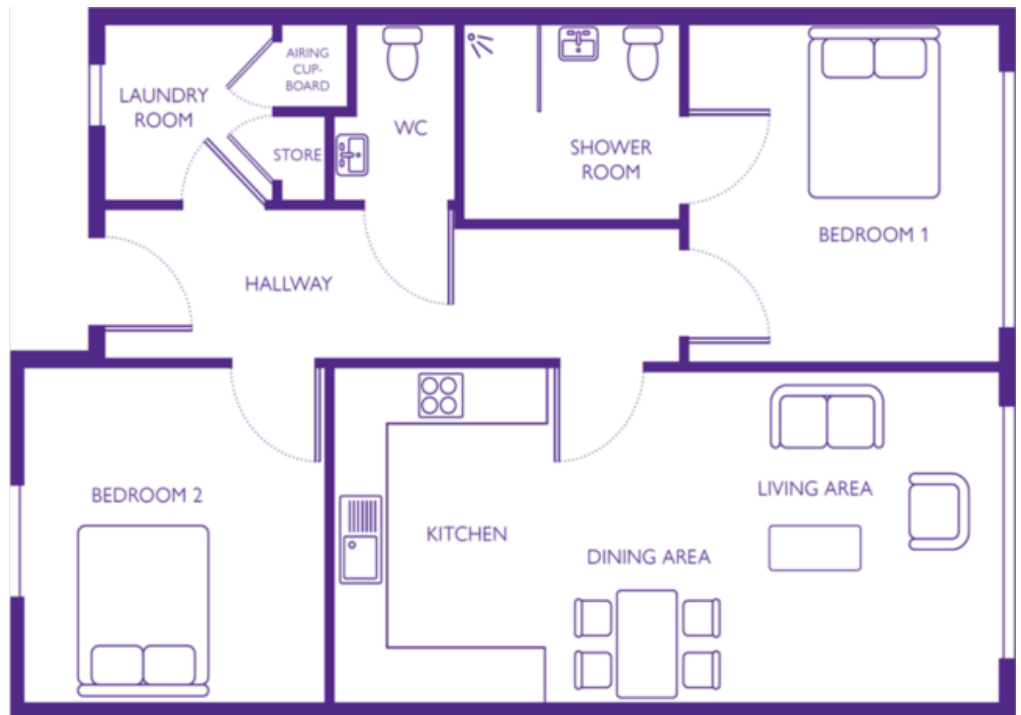
2.5m x 2.0m
8'2" x 6'7"

Bedroom 1

4.8m x 3.6m
15'9" x 11'10"

Bedroom 2

3.6m x 3.6m
11'10" x 11'10"



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.



St Monica Trust

**To unsubscribe please telephone 0117 949 4004
or email sales.team@stmonicastrust.org.uk**



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