



# The Chocolate Quarter

ST MONICA TRUST

## 61 River House

Large two bedroom apartment with countryside views



Keynsham, Bristol BS31 2GH

**£525,000 leasehold**  
(other charges apply)



St Monica Trust



APPROVED  
OPERATOR



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View from apartment

## Specification

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- Third floor apartment with stunning countryside views
- Large open plan kitchen/dining/lounge
- Two bedrooms, one ensuite
- Separate laundry room
- Cloakroom
- Featuring high ceilings and large picture windows
- Located close to lift and stairs
- Can be purchased on a fixed refund lease or an equity participation lease
- Photos for illustrative purposes only



**Kitchen**



**Living area**

## Fees & EPC

Service charge £10,163.04 pa  
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 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.

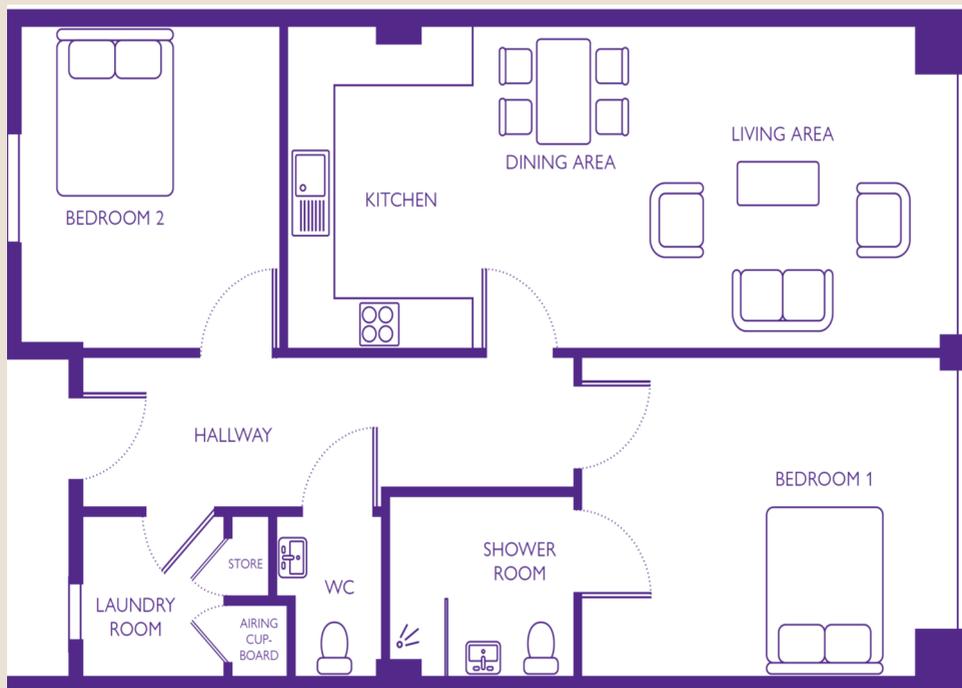


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### Kitchen/dining/ living area

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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