



The Chocolate Quarter

ST MONICA TRUST

61 River House

Large two bedroom apartment with countryside views



Keynsham, Bristol BS31 2GH

£495,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



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View from apartment

Specification

- Third floor apartment with stunning countryside views
- Large open plan kitchen/dining/living area
- Two bedrooms, one ensuite
- Separate laundry room
- Cloakroom
- Featuring high ceilings and large windows
- Located close to lift and stairs
- Can be purchased on a fixed refund lease or an equity participation lease
- Offered for sale with no onward chain



Kitchen



Living area

Fees & EPC

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

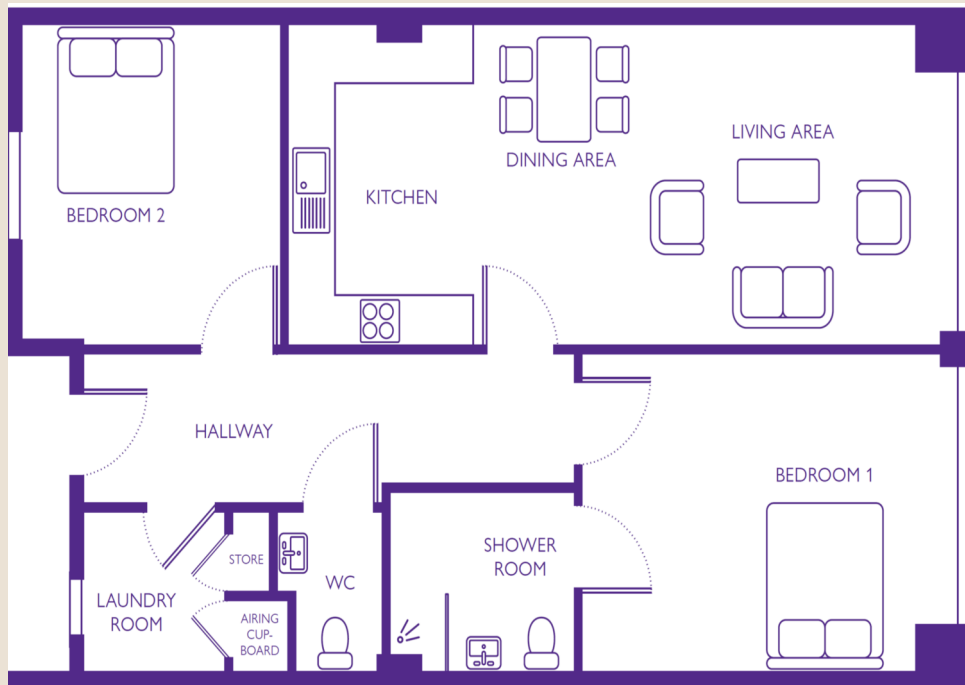


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Kitchen/dining/ living area

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



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