THE CHOCOLATE QUARTER

KEYNSHAM, BRISTOL BS31 2GH



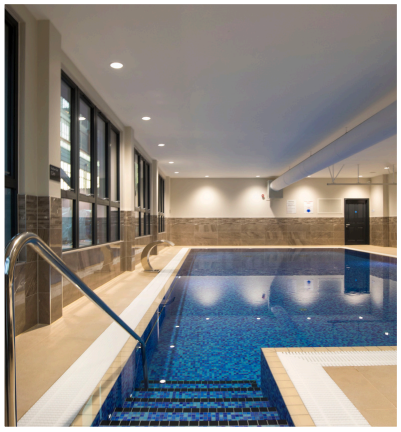


61 RIVER HOUSE

£475,000 leasehold

(other fees may apply)

Spacious two-bedroom, third-floor apartment featuring stunning countryside views. The entrance hall leads onto an open-plan kitchen, dining and living room. The main bedroom benefits from an en-suite shower room, while a separate guest WC adds further convenience. The property also offers a spacious second bedroom and a practical utility room.



PROPERTY SPECIFICATION

Parking | 2 bedrooms | 1 shower room | Kitchen | Separate WC

- Good-sized, light and airy kitchen/dining/living room
- Two generous-sized bedrooms, one with en-suite shower room
- Utility room & serarate WC
- Kitchen with integrated hob, eye-level oven and extractor fan
- Being sold on a fixed refund or equity participation lease
- Constructed in 2016

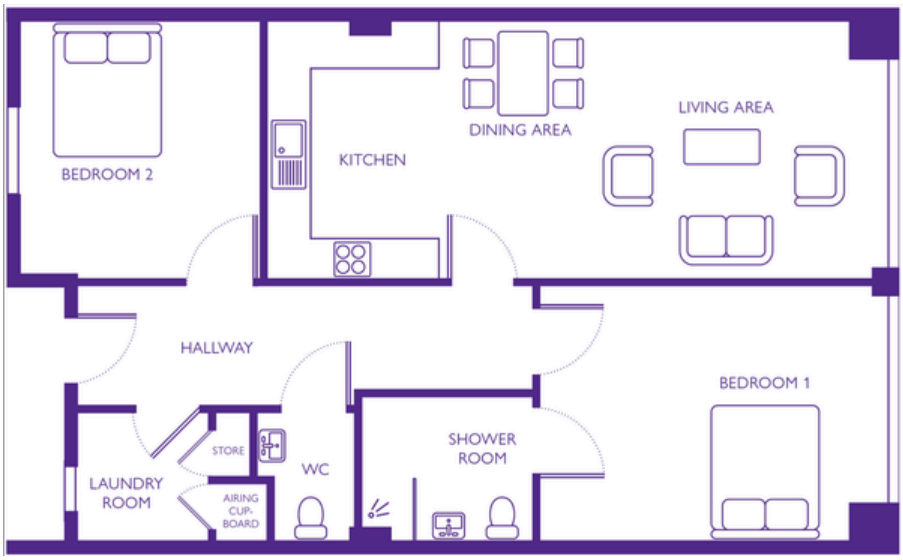


VIEWINGS

Please call the sales team to book on **0117 949 4004**.

61 River House, The Chocolate Quarter

Approx area 936 sq ft / 87 sq m



Dimensions	
Kitchen/dining/ living room	8.7m x 3.6m / 28'7" x 11'10"
Bedroom 1	4.8m x 3.6m / 15'9" x 11'10"
Shower room	2.5m x 2.0m / 8'2" x 6'7"
Bedroom 2	3.6m x 3.6m / 11'10" x 11'10"
WC	1.4m x 1.8m / 4'7" x 5'11"
Laundry room	1.9m x 1.8m / 6'3" x 5'11"

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error, omission or measurement.







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)

Please note

This apartment is sold unfurnished and furniture in this floorplan is for reference only. Neff cooker, Bosch fridge freezer, dishwasher, washing machine and tumble dryer included. 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).