

THE CHOCOLATE QUARTER

KEYNSHAM, BRISTOL BS31 2GG



70 RIVER HOUSE £470,000 leasehold

(other fees may apply)

Large two-bedroom apartment on the third floor enjoying far-reaching countryside views. The property boasts high ceilings and large windows creating a bright and spacious living environment filled with natural light.

PROPERTY SPECIFICATION



Parking



2 bedrooms



1 shower room



Kitchen



Separate WC

- Large open-plan kitchen/dining/living room
- Two bedrooms, one with en-suite shower room
- Separate laundry room
- Separate WC
- Kitchen with integrated hob, eye-level oven and extractor fan
- Freshly refurbished
- Constructed in 2016

VIEWINGS

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



Sales Team 0117 949 4004
www.stmonicastrust.org.uk

Registered charity: 202151



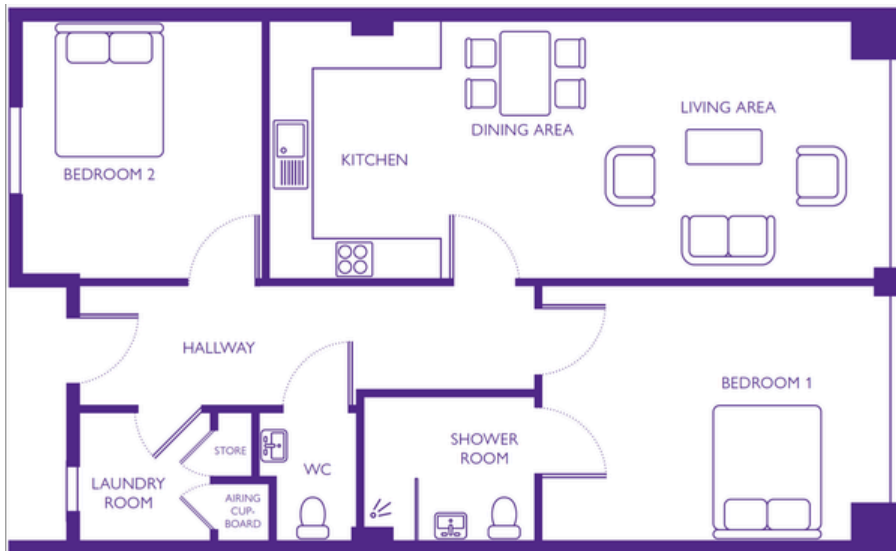
St Monica Trust



APPROVED
OPERATOR

70 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. Floor plan produced by Energy Plus.

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. Certain particulars may vary, please check with our sales team.

St Monica Trust buys back all properties at the end of each ownership period. When you surrender your lease the Trust will buy your property back and return to you the amount of your original capital payment less any outstanding charges and your surrender fee. Please refer to the Guide to Fees document for a worked example. If you express an interest you may need to meet with the Village Manager immediately after your viewing appointment.

Sales Team 0117 949 4004

www.stmonicastrust.org.uk

Registered charity: 202151



St Monica Trust



APPROVED
OPERATOR