



The Chocolate Quarter

ST MONICA TRUST

99 River House

Two bedroom apartment with stunning views



Keynsham, Bristol BS31 2GH

£425,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



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View from apartment

Specification

- Top floor apartment with stunning views
- Large open plan dining/ kitchen/living area
- Two bedrooms, one ensuite
- Separate laundry room
- Cloakroom
- Redecorated and new carpets in 2026
- Located close to lift and stairs
- Being sold on a fixed refund lease
- Photos for illustrative purposes only



Kitchen



Living area

Fees & EPC

Service charge £10,163.04 pa
Council Tax Band E £2,994.57 pa
Current EPC Band C (Rating 80)
Potential EPC Band C (Rating 80)

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.

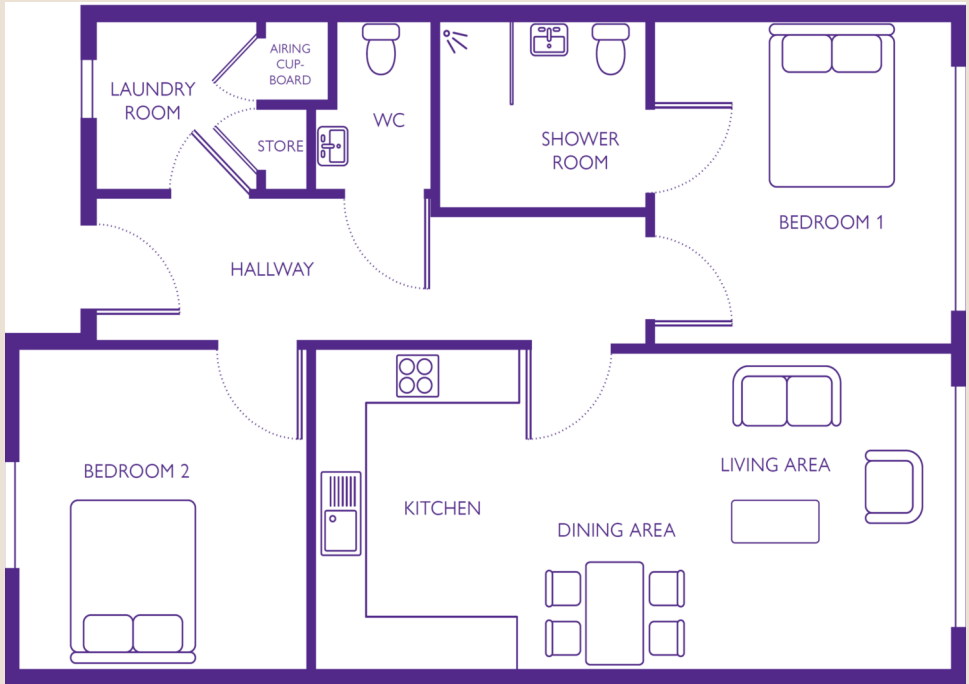


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Kitchen/dining/ living area

7.6m x 3.6m

24'11" x 11'10"

Shower room

2.5m x 2.0m

8'2" x 6'7"

Bedroom 1

3.4m x 3.6m

11'2" x 11'10"

Bedroom 2

3.4m x 3.6m

11'2" x 11'10"

To unsubscribe please telephone

0117 949 4004 or email

sales.team@stmonicastrust.org.uk



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