



The Chocolate Quarter

ST MONICA TRUST

103 River House

**Large two bedroom penthouse apartment
with private terrace and stunning views**



Keynsham, Bristol BS31 2GH

**£735,000 leasehold
(other charges apply)**



St Monica Trust



APPROVED
OPERATOR



The Chocolate Quarter

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I03 River House

Keynsham, Bristol BS31 2GH



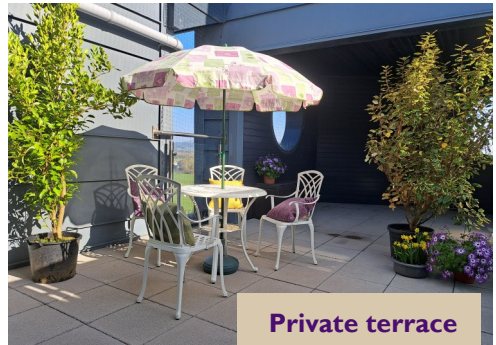
View from inside apartment

Specification

- Fifth floor penthouse apartment
- Secluded terrace garden, ideal for al fresco dining
- Open plan kitchen / living area with views to Kelston Hill
- Second reception area - for dining room or lounge
- Two double bedrooms, both with en-suite shower rooms
- Guest cloakroom and separate laundry room
- Photos for illustrative purposes only
- Being sold on an fixed refund lease



Living area



Private terrace

Fees & EPC rating

Two bed £9,744 pa

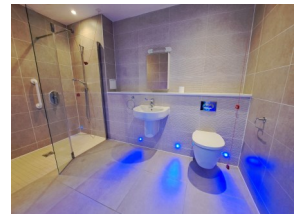
Council Tax Band E £2,841.80 pa

Current EPC Band C (Rating 77)

Potential EPC Band C (Rating 77)

Viewings

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



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.

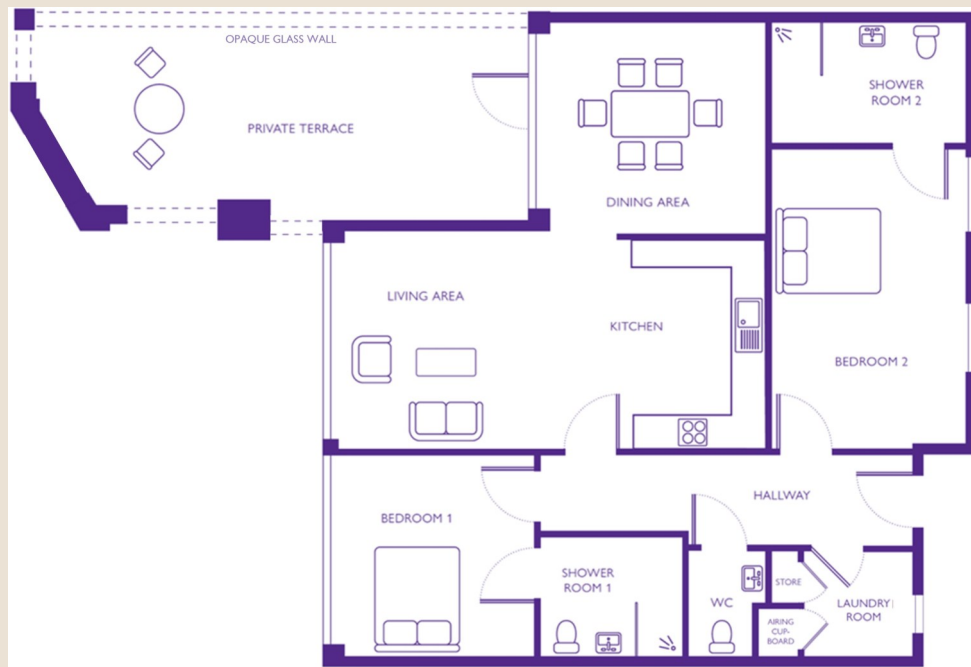


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Living area/ kitchen

7.7m x 3.7m
25'3" x 12'2"

Dining area

4.0m x 3.7m
13'1" x 12'2"

Bedroom 1

3.6m x 3.6m
11'10" x 11'10"

Bedroom 2

3.4m x 5.3m
11'2" x 17'5"

To unsubscribe please telephone
0117 949 4004 or email
sales.team@stmonicastrust.org.uk



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