



The Chocolate Quarter

ST MONICA TRUST

I 05 River House

Large two bedroom apartment with countryside views



Keynsham, Bristol BS31 2GH

£525,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



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Living area with views

Specification

- Fifth floor apartment with countryside views
- Large open plan living /kitchen/ dining area
- Two bedrooms, one with ensuite
- Separate laundry room
- Cloakroom
- Large picture windows
- Redecorated and new carpets in 2024
- Located close to lift and stairs
- Photos for illustrative purposes only
- Being sold on a fixed refund lease



Typical kitchen



Ensuite shower room

Fees for 2024

Two bed £9,424 pa
Council Tax Band E £2,697.30 pa
Current EPC Band C (Rating 79)
Potential EPC Band C (Rating 79)

Viewing dates

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.

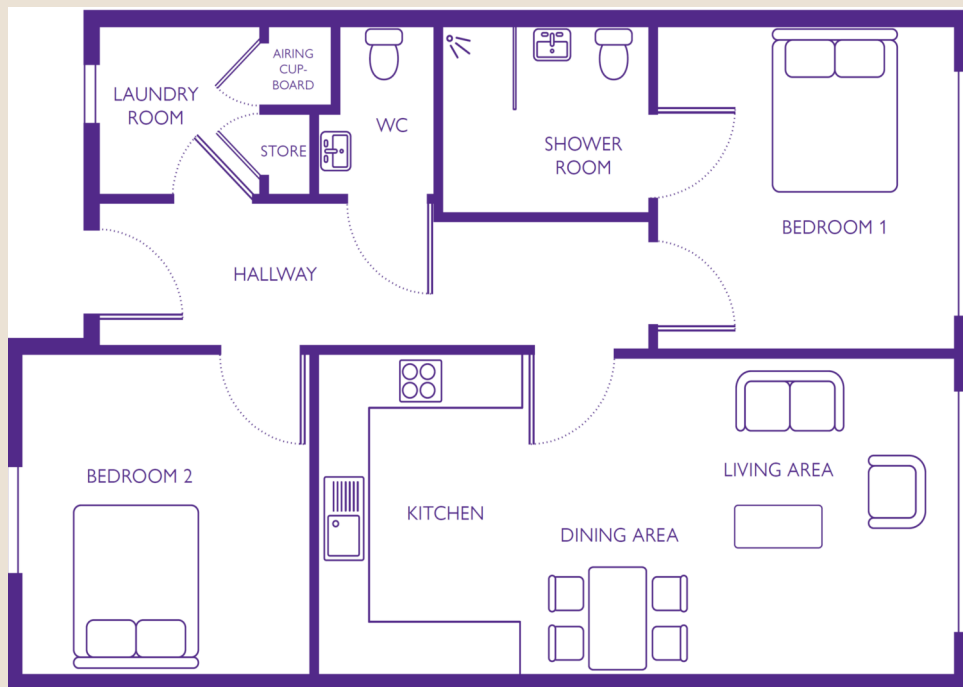


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Living /dining/ kitchen area

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@stmonicatrust.org.uk



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