



The Chocolate Quarter

ST MONICA TRUST

106 River House

Top floor apartment with stunning views



Keynsham, Bristol BS31 2GG

£525,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



The Chocolate Quarter

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I06 River House

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Open plan living room

Specification

- Fifth floor apartment with stunning views
- Redecorated in 2024 including new carpets
- Two bedrooms, one ensuite
- Separate laundry room
- Cloakroom
- Floor to ceiling picture windows
- White goods included
- Located close to lift and stairs
- Being sold on a fixed refund lease
- Photos for illustrative purposes only



Kitchen



Ensuite Shower Room

Fee's for 2024

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

Viewings

Please contact the sales team to
book **0117 9494004**

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.

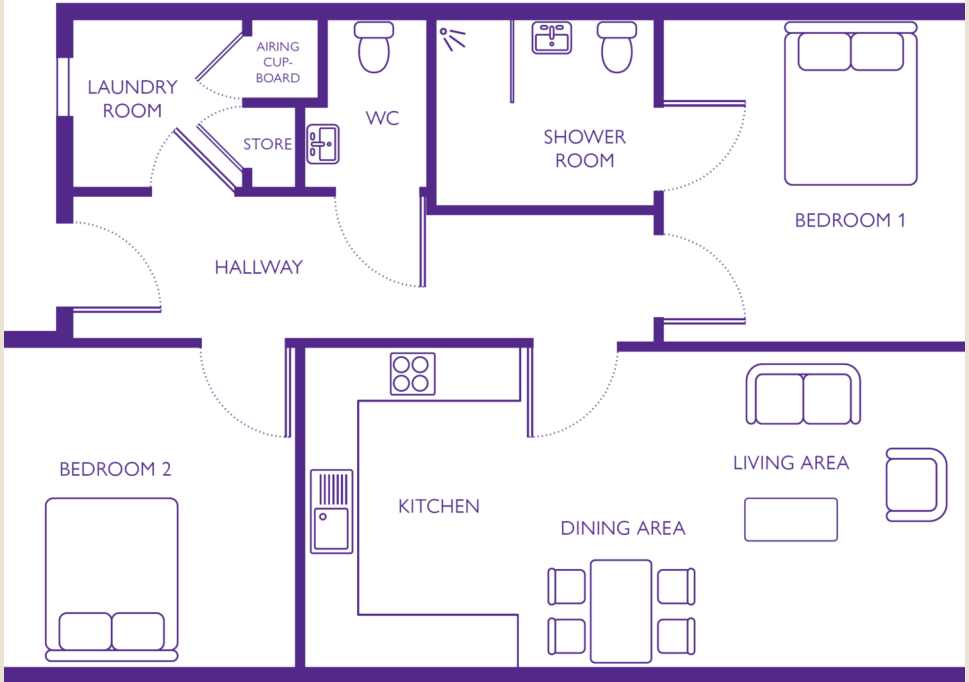


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Kitchen / living
7.6m x 3.6m
24'11" x 11'10"

Bedroom 1
3.4m x 3.6m
11.2" x 11'10"

Bedroom 2
3.4m x 3.6m
11'2" x 11'10"

Shower room
2.5m x 2.0m
8'2" x 6'7"

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



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