



The Chocolate Quarter

ST MONICA TRUST

16 River House

Two bedroom apartment with ground floor terrace



Keynsham, Bristol BS31 2GG

£485,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



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I6 River House

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Example living area

Specification

- Ground floor apartment with private terrace
- Large open plan dining / lounge / kitchen
- Two bedrooms, one ensuite
- Separate laundry room
- Cloakroom
- Redecorated and new carpets in 2025
- Featuring high ceiling and large picture windows
- Photos for illustrative purposes only
- Being sold on a fixed refund lease



Typical kitchen



Typical en-suite

Fees & EPC rating

Two bed £9,744 pa
Council Tax Band E £2,697.30 pa
Current EPC Band C (Rating 73)
Potential EPC Band C (Rating 73)

Viewing dates

Please call the sales team if you have any questions or would like to book your viewing.

Tel 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.

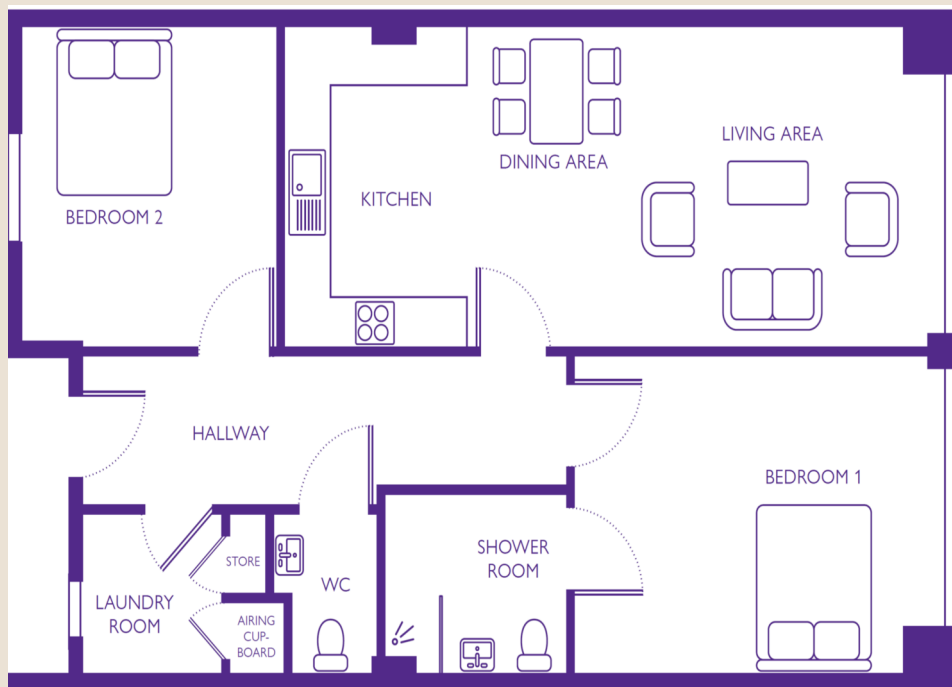


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Kitchen/dining/ living area

8.7m x 3.6m

28'7" x 11'10"

Shower room

2.5m x 2.0m

8'2" x 6'7"

Bedroom 1

4.8m x 3.6m

15'9" x 11'10"

Bedroom 2

3.6m x 3.6m

11'10" x 11'10"

To unsubscribe please telephone

0117 949 4004 or email

sales.team@stmonicatrust.org.uk



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