



# The Chocolate Quarter

ST MONICA TRUST

## 34 River House

Large two bed apartment near to rooftop garden



Keynsham, Bristol BS31 2GG

**£415,000 leasehold**  
(other charges apply)



St Monica Trust



APPROVED  
OPERATOR



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Onsite swimming pool

### Specification

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



**Typical kitchen**



**Typical lounge**

## Fees for 2024

Two bed £9,424 pa  
 Council Tax Band E £2,697.30 pa  
 Current EPC Band B (Rating 81)  
 Potential EPC Band B (Rating 81)

## 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.

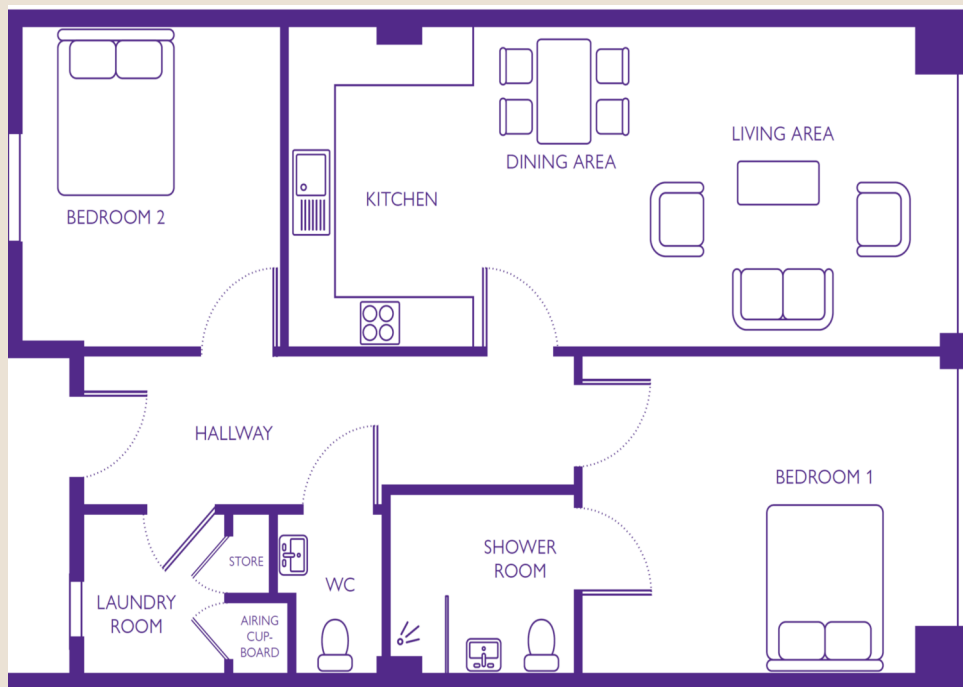


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### Kitchen/dining/ living area

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](mailto:sales.team@stmonicatrust.org.uk)**



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