



The Chocolate Quarter

ST MONICA TRUST

7 River House

Large two bedroom apartment with private terrace



Keynsham, Bristol BS31 2GH

£480,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



The Chocolate Quarter

ST MONICA TRUST

7 River House

Keynsham, Bristol BS31 2GH



Communal pool

Specification

- Ground floor apartment with private terrace
- Large open plan dining / living area / kitchen
- Two bedrooms, one ensuite shower room
- Separate laundry room with white goods included
- Cloakroom
- Redecorated and new carpets in 2025
- Photos for illustrative purposes only
- Being sold on a fixed refund lease



Kitchen



Ensuite Shower

Fees & EPC

Two bed £9,744 pa
Council Tax Band E £2,841.80 pa
Current EPC Band C (Rating 73)
Potential EPC Band C (Rating 73)

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.

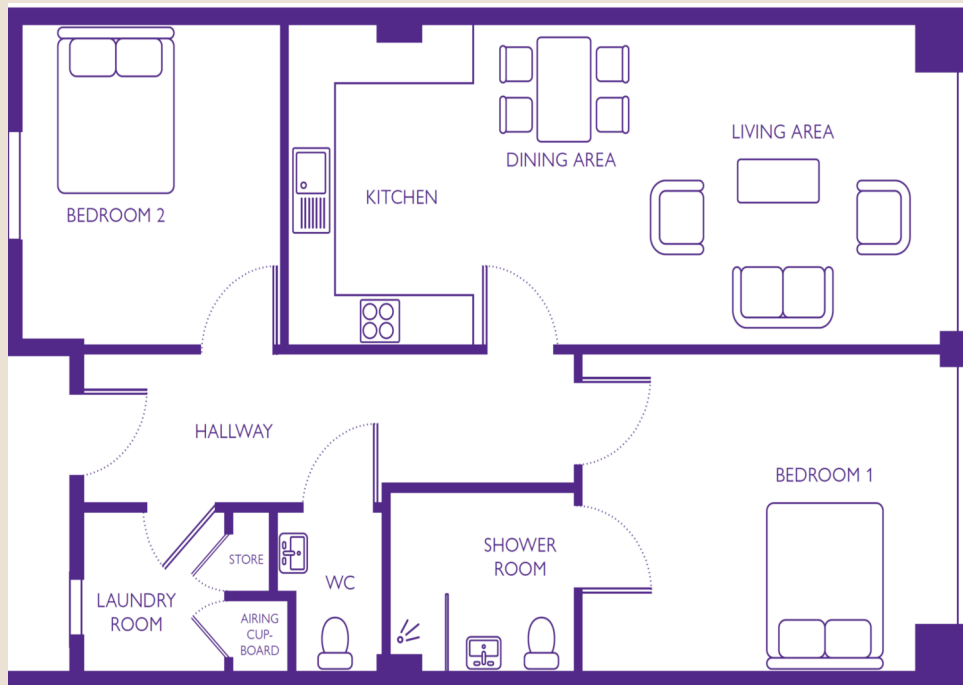


The Chocolate Quarter

ST MONICA TRUST

7 River House

Keynsham, Bristol BS31 2GH



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@stmonicastrust.org.uk



St Monica Trust APPROVED
OPERATOR

