



The Chocolate Quarter

ST MONICA TRUST

70 River House

Large two bed apartment with countryside views



Keynsham, Bristol BS31 2GG

£499,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



The Chocolate Quarter

ST MONICA TRUST

70 River House

Keynsham, Bristol BS31 2GG



View from apartment

Specification

- Third floor apartment
- Large open plan Living / dining / kitchen area
- Two bedrooms, one ensuite
- Separate laundry room
- Cloakroom
- Offered for sale on a fixed refund lease only
- Featuring high ceilings and large picture windows
- Redecorated and new carpets throughout
- Located close to lift and stairs
- Photos for illustrative



Kitchen



Bedroom I

Fees

Two bed £9,424 pa
 Council Tax Band E £2,570.14 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.

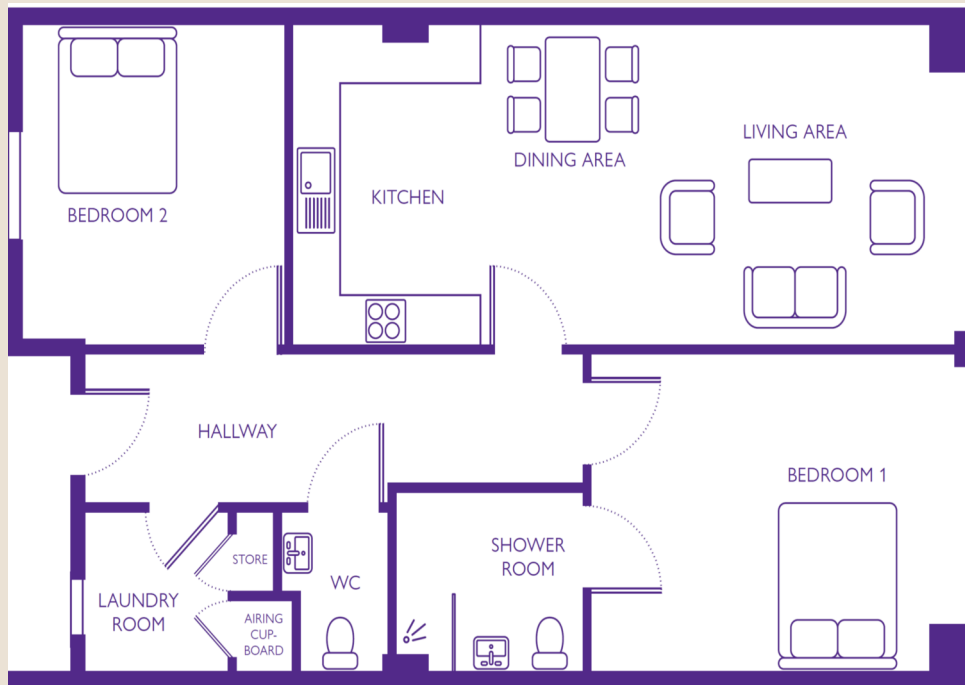


The Chocolate Quarter

ST MONICA TRUST

70 River House

Keynsham, Bristol BS31 2GG



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



St Monica Trust  APPROVED
OPERATOR