



The Chocolate Quarter

ST MONICA TRUST

71 River House

Large two bed apartment with countryside views



Keynsham, Bristol BS31 2GH

£525,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



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Communal garden

Specification

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



Typical kitchen



Typical living area

Fees & EPC

Two bed £9,744 pa
Council Tax Band E £2,841.80 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.

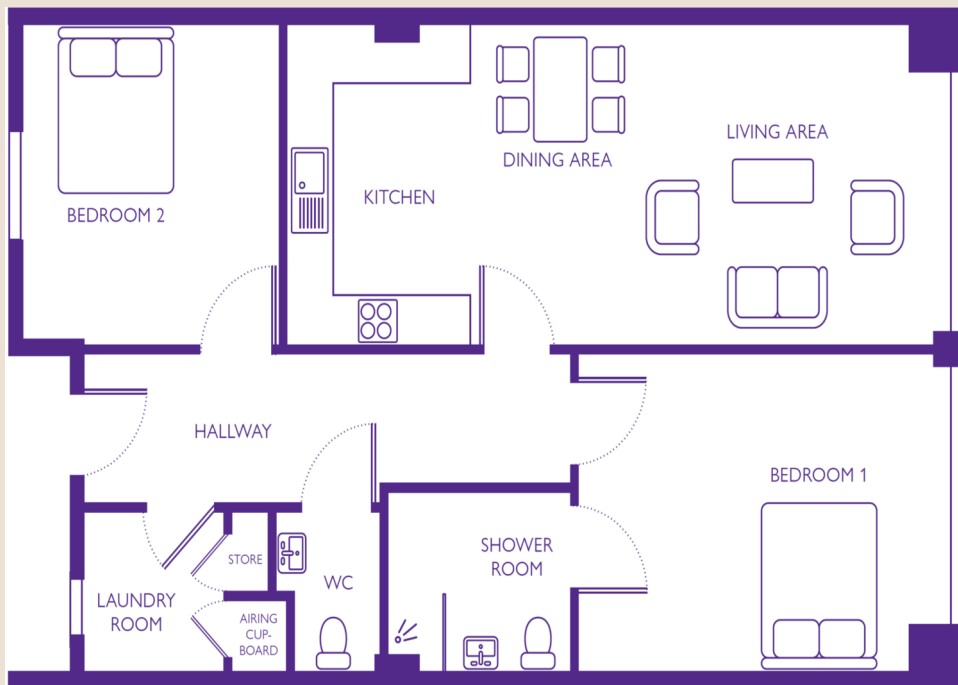


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Kitchen/dining/ living area

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@stmonicastrust.org.uk



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