



# The Chocolate Quarter

ST MONICA TRUST

## 94 River House

Two bedroom apartment with countryside views



Keynsham, Bristol BS31 2GG

**£525,000 leasehold**  
(other charges apply)



St Monica Trust



APPROVED  
OPERATOR



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View from apartment

### Specification

- Fifth floor apartment with stunning countryside views
- Open plan kitchen /dining / living area
- Two bedrooms, one ensuite
- Separate laundry room
- Cloakroom
- All carpets and flooring included
- Located close to lift and stairs
- Being sold on an equity participation lease
- Photos for illustrative purposes only



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**Kitchen**



**Shower room**

## Fees & EPC rating

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Two bed £9,744 pa

Council Tax Band E £2,841.80 pa

Current EPC Band C (Rating 79)

Potential EPC Band C (Rating 79)

## Viewings

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Please call the sales team  
to book a viewing on -

**0117 363 7160**

### **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 2% 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.

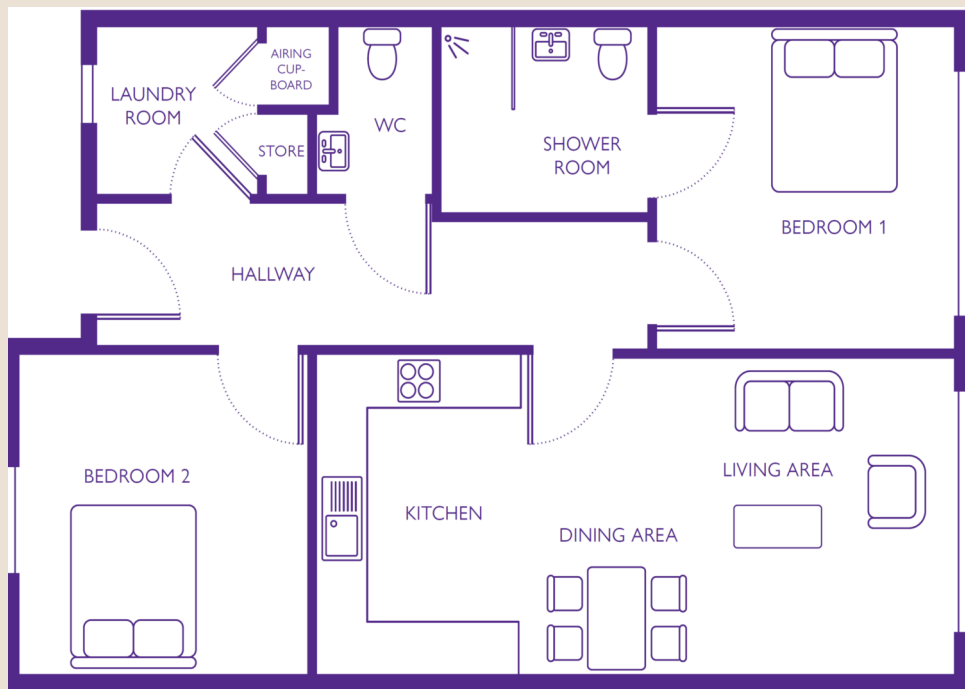


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**Kitchen / dining /  
living area**

7.6m x 3.6m

24'11" x 11'10"

**Shower room**

2.5m x 2.0m

8'2" x 6'7"

**Bedroom 1**

3.4m x 3.6m

11'2" x 11'10"

**Bedroom 2**

3.4m x 3.6m

11'2" x 11'10"

To unsubscribe please telephone

**0117 949 4004** or email

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



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OPERATOR

