



The Chocolate Quarter

ST MONICA TRUST

95 River House

Large two bed penthouse apartment
with private terrace and stunning views



Keynsham, Bristol BS31 2GH

£765,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



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View from apartment

Specification

- Fifth floor penthouse apartment
- Private outside terrace
- Large open plan kitchen / lounge/dining area
- Two bedrooms, both with ensuite facilities
- Separate laundry room
- Cloakroom
- Located close to lift and stairs
- All carpets and flooring included
- Being sold on an equity participation lease
- Photos for illustrative purposes only



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En-suite



Private terrace

Fees for 2024

Two bed £9,424 pa
Council Tax Band E £2,697.30 pa
Current EPC Band C (Rating 77)
Potential EPC Band C (Rating 77)

Viewings

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.

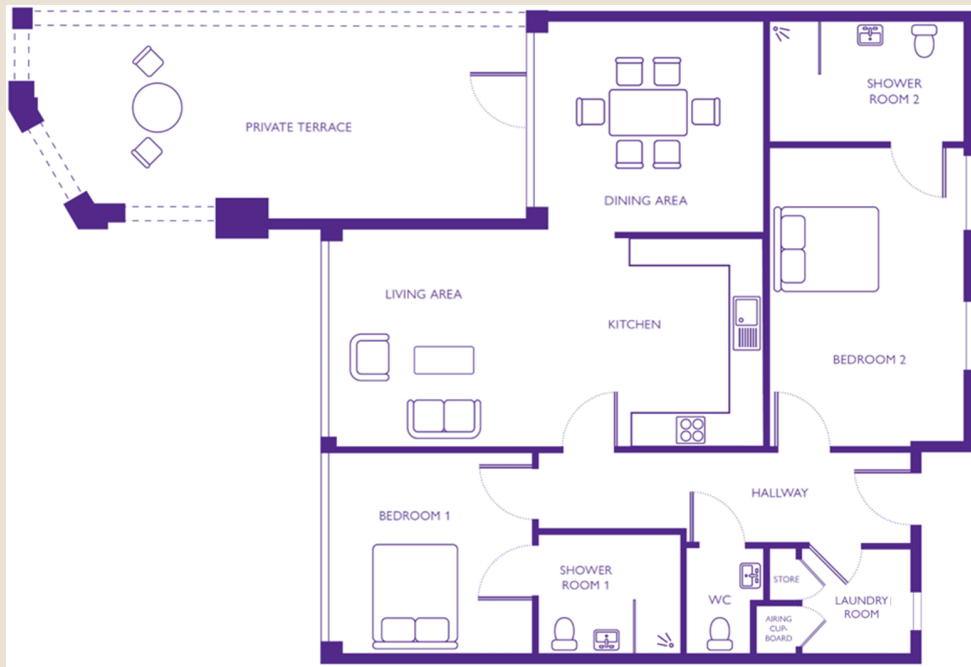


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Living area/ kitchen

7.7m x 3.7m
25'3" x 12'2"

Dining room

4.0m x 3.7m
13'1" x 12'2"

Bedroom 1

3.6m x 3.6m
11'10" x 11'10"

Bedroom 2

3.4m x 5.3m
11'2" x 17'5"

To unsubscribe please telephone

0117 949 4004 or email

sales.team@stmonicatrust.org.uk



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