



The Chocolate Quarter

ST MONICA TRUST

97 River House

Two bedroom apartment with countryside views



Keynsham, Bristol BS31 2GH

£525,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



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View from apartment

Specification

- Fifth floor apartment with stunning views
- Large open plan dining / lounge / kitchen
- Redecorated and new carpets in 2025
- Two bedrooms, one en-suite
- Separate laundry room
- Cloakroom
- Located close to lift and stairs
- Photos for illustrative purposes only
- Being sold on a fixed refund lease



Living room



Typical kitchen

Fees & EPC rating

Two bed £9,744 pa
Council Tax Band E £2,841.80pa
Current EPC Band C (Rating 79)
Potential EPC Band C (Rating 79)

Viewings

Please call the sales team if you have any questions or would like to arrange a viewing.

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.

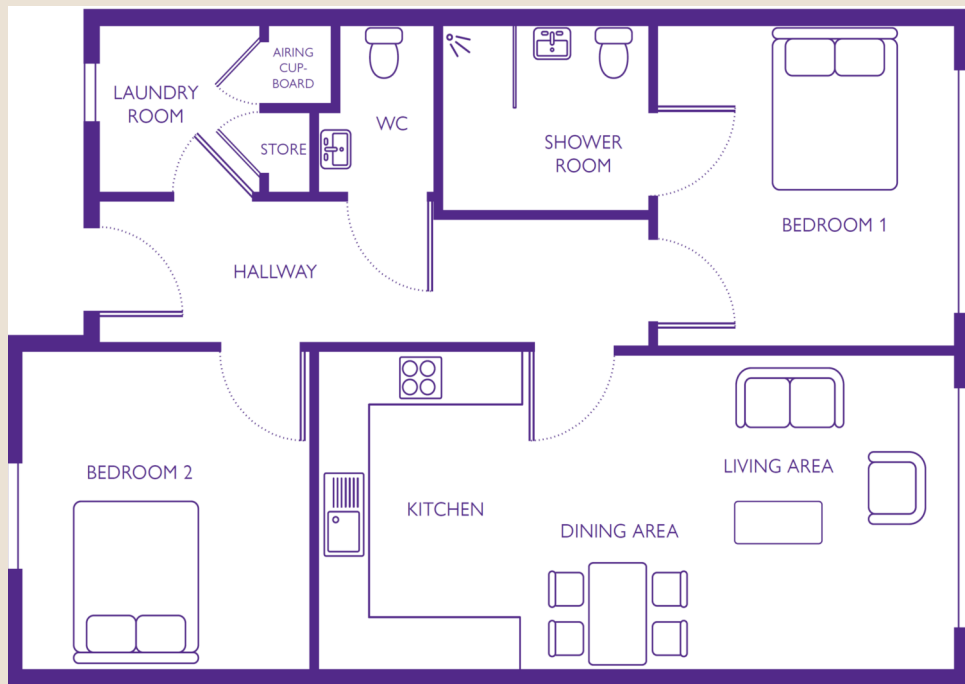


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Living / dining / Kitchen area

7.6m x 3.6m

24'11" x 11'10"

Bedroom 1

3.4m x 3.6m

11'2" x 11'10"

Bedroom 2

3.4m x 3.6m

11'2" x 11'10"

Shower room

2.5m x 2.0m

8'2" x 6'7"

To unsubscribe please telephone

0117 949 4004 or email

sales.team@stmonicastrust.org.uk



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