



The Chocolate Quarter

ST MONICA TRUST

77 River House

Large two bed apartment with terrace and views



Keynsham, Bristol BS31 2GH

£490,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



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Living room with views

Specification

- Fourth floor apartment with private balcony off the living room with countryside views
- Located close to lift and stairs
- Two bedrooms, one ensuite
- Large open plan dining / living room / kitchen
- Separate laundry room
- Cloakroom
- Redecorated throughout with new carpets
- Photos for illustrative purposes only
- Offered for sale on a fixed refund lease only



Kitchen



Bedroom 1

Fees & EPC

Two bed £9,424 pa
Council Tax Band E £2,570.14 pa
Current EPC Band B (Rating 83)
Potential EPC Band B (Rating 83)

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.

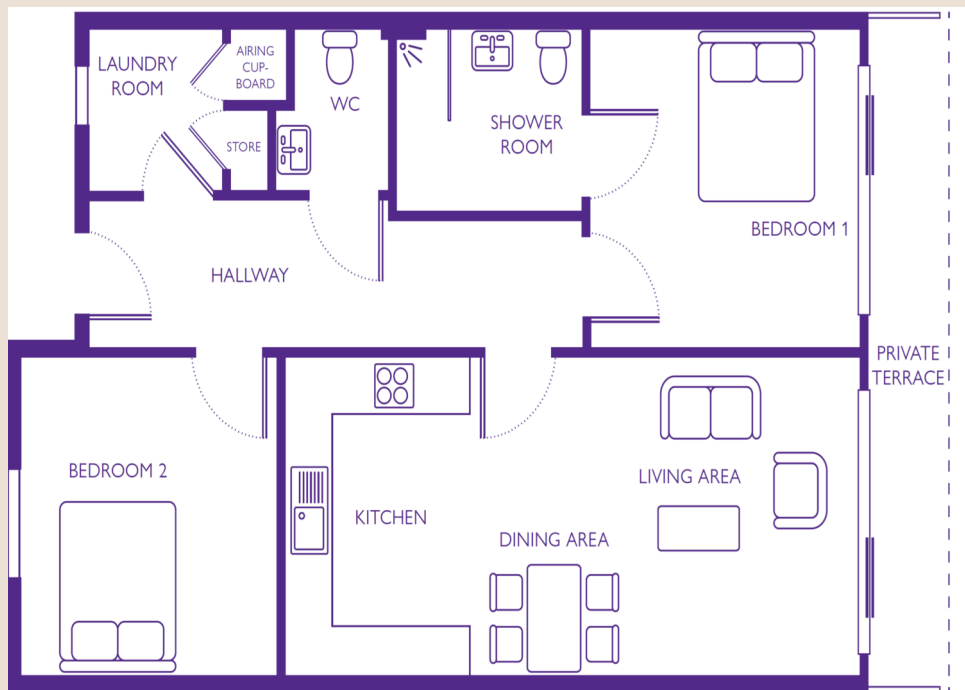


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Kitchen / dining / living room

7.7m x 3.6m

25'3" x 11'10"

Private terrace

1.1m x 7.5m

3'7" x 24'7"

Bedroom 1

3.6m x 3.6m

11'10" 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



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