

84 RIVERSIDE VIEW  
KEYNSHAM  
BRISTOL  
BS31 1GA  
£319,950



GREGORYS  
— ESTATE AGENTS —

**NO ONWARD CHAIN. LOCATED IN AN ENVIABLE POSITION WITHIN THE EVER POPULAR RIVERSIDE VIEW DEVELOPMENT, CAN BE FOUND THIS PREMIER TWO BEDROOM APARTMENT. NUMBER 84 IS SITUATED ON THE THIRD FLOOR OF 'SOUTH BLOCK' AND BENEFITS FROM UNINTERRUPTED VIEWS TOWARDS THE CHEW VALLEY.**

The southerly aspect not only allows for these beautiful far reaching views, but also floods the accommodation in natural light. Spacious room proportions are a benefit throughout, none more so than the bedrooms, where both are double in nature and featuring built in bedroom furniture. The reception room is open plan with a contemporary fitted kitchen, enhanced with the inclusion of a breakfast bar and a full selection of integrated appliances. The ample room in the kitchen also allows for the inclusion of a dining table area. The lounge sits conveniently next to floor to ceiling 'French' doors and a "Juliette" balcony where the views can be enjoyed. The bathroom is spacious and comprises a modern three piece white suite.

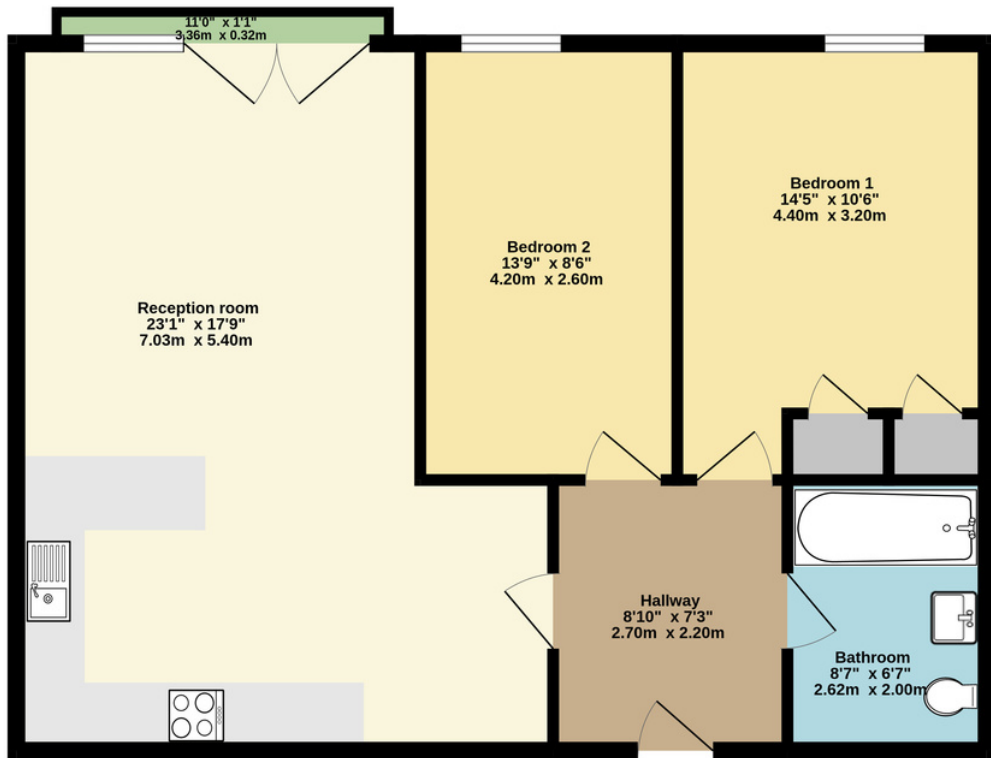
This apartment comes with an allocated secure parking space, adjacent to the development. Access to the apartment is by means of a communal hallway, with secure intercom system, a pair of lifts and stairs that lead to the third floor. The conveniently placed development provides the perfect commute into either Bristol & Bath, with Keynsham Train Station only a short walk away, whilst the refurbished leisure centre can be found on site along with a selection of shops along the high street.

This stunning and spacious apartment has arguably one of the best views within the development - a rare find.





Ground Floor  
755 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy performance certificate (EPC)

Flat 84 South Block Riverside  
Temple Street  
Keynsham  
BRISTOL  
BS31 1GA

Energy rating

C

Valid until: 30 July 2030

Certificate number: 8510-7233-7890-8159-8272

Property type	Mid-floor flat
Total floor area	69 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>)

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

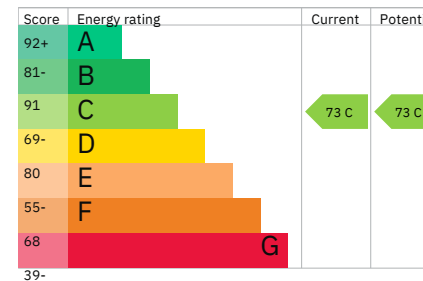
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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