

44 RIVERSIDE VIEW
KEYNSHAM
BRISTOL
BS31 1FW
£265,000



GREGORYS
ESTATE AGENTS

A stunning top floor apartment, measuring an impressive 67 sqm and located in the popular Riverside View development in Keynsham. This stylish apartment boasts a spacious layout with generous room proportions and is offered for sale with no onward chain.

Upon entrance to the apartment, a welcoming hallway greets, providing access to the accommodation. The open plan living room provides a large fitted kitchen, which comes complete with a full compliment of integrated white goods, whilst still providing adequate space for a lounge and dining area. The bathroom comprises a three piece white suite, with contemporary vanity unit and a 'P' shaped bath with shower over. Both bedroom are double in size with the master offering a built in wardrobe. Further benefits include engineered wood flooring in the hallway and living room, tiles in the bathroom and carpet in both bedrooms. In the main bedroom, fitted wardrobes can be found, whilst in the hallway an airing cupboard houses the hot water tank and air filtration system. An allocated parking space is included and located in the secure car park adjacent to the development.

Riverside View is a fantastic conversion of what was once the town's council buildings. Home to an impressive arrangement of 95 contemporary apartments, these chic properties come complete with high specification fixtures and fittings, to include state of the art integrated kitchens and stylish modern bathrooms. Occupying a prime position within the vibrant town of Keynsham with the east aspect of the building overlooking the town's Memorial Park, these homes benefit from excellent access to Keynsham high street which offers a range of local shops, cafes and coffee shops.

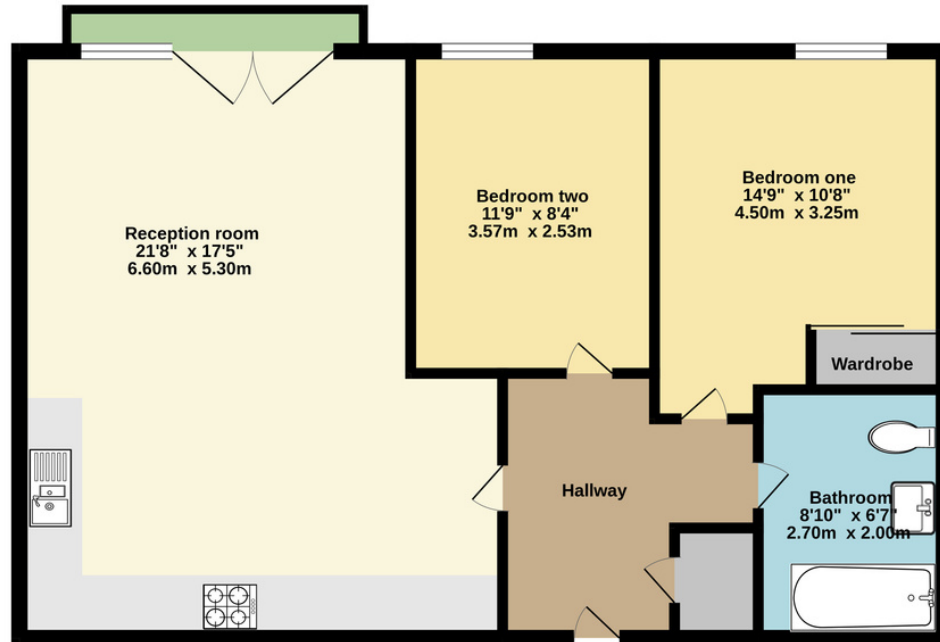
Offering an excellent opportunity for those seeking out of the city living yet with fantastic links to both Bristol and Bath via various transport links to include the local railway station. Furthermore, the building itself sits neighbouring the recently refurbished leisure centre with a state of the art gym and swimming facilities.

The four floor building itself benefits from further practicalities to include lift access to the upper floors and a communal bike store.





Ground Floor
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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 44 North Block Riverside
Temple Street
Keynsham
BRISTOL
BS31 1FW

Energy rating

D

Valid until: 28 November 2029

Certificate number: 2718-9999-7319-6971-9940

Property type

Top-floor flat

Total floor area

66 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 current energy rating is D. It has the potential to be D.

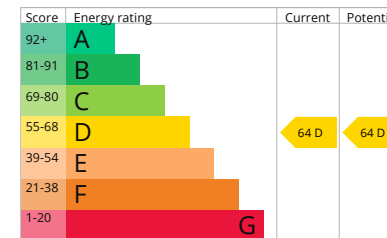
[See how to improve this property's energy efficiency.](#)

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

Properties get a rating from A (best) to G (the worst). 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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