

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



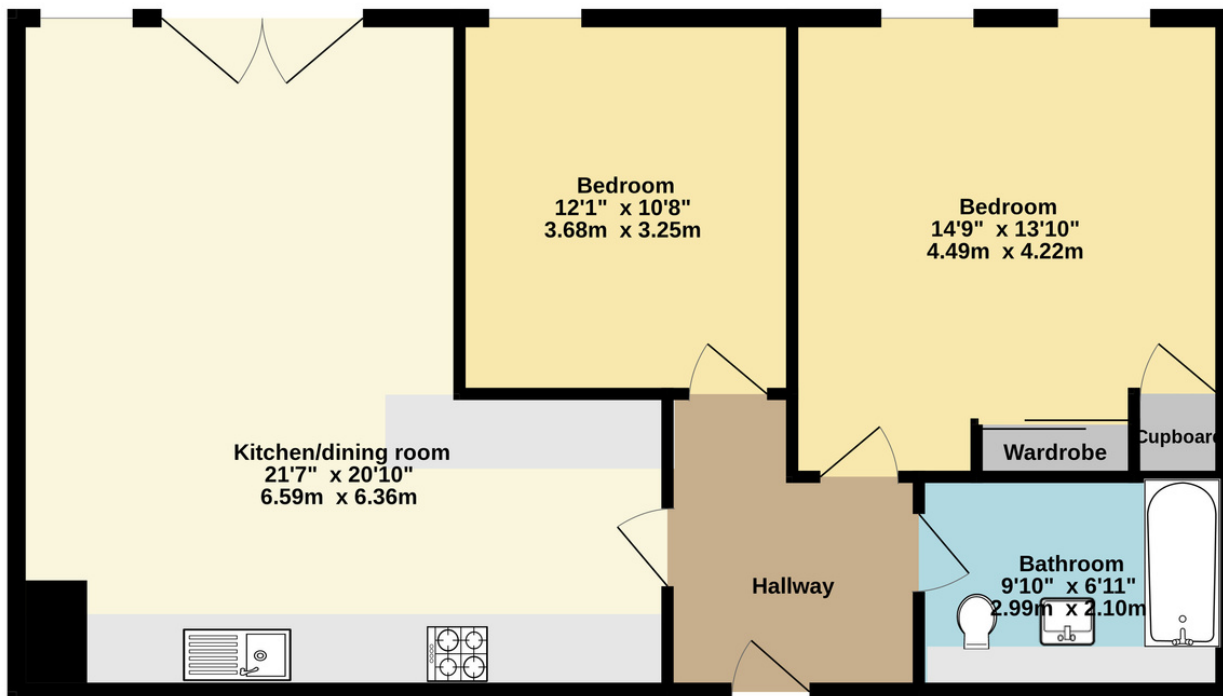
GREGORYS
ESTATE AGENTS

Occupying the first floor of this award winning development, can be found this large two double bedroom apartment. Offered for sale with no onward chain, this modern apartment is bathed in natural light, none more so than in the open plan living room which benefits large 'French' doors, a floor to ceiling side panel window and 'Juliette' balcony. The open plan living room offers an abundance of space with more than adequate space for a lounge and dining area in addition to the kitchen. The kitchen comprises a large selection of matching wall and base units with a full selection of built in appliances. Both bedrooms are double in nature with the main bedroom benefitting fitted wardrobes. Finally the bathroom comprises a contemporary, three piece white suite.

Riverside View was constructed circa 2017 by Messrs 'Aequus' and comprises 95 impressive apartments. It is positioned in the center of Keynsham, with a lovely selection of independent retailers and cafes on your doorstep. Keynsham train station is only a short walk away and provides an easy commute to both Bristol & Bath.



First Floor
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA: 831 sq.ft. (77.2 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 5 North Block Riverside Temple Street Keynsham BRISTOL BS31 1FW	Energy rating	Valid until:	3 March 2030
	D	Certificate number:	0564-3894-7872-2400-5831

Property type	Mid-floor flat
Total floor area	78 square metres

Rules on letting this property

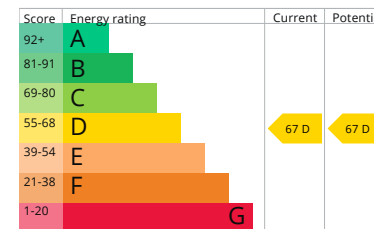
Properties can be let if they have an energy rating from A to E.

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 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 (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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