

73 RIVERSIDE VIEW
TEMPLE STREET
KEYNSHAM
BS31 1GA

£210,000



GREGORYS
ESTATE AGENTS

**APARTMENT 73 RIVERSIDE VIEW IS A ONE
BEDROOM, SECOND FLOOR APARTMENT,
PRESENTED TO AN EXCELLENT
DECORATIVE STANDARD AND BENEFITTING
FROM A CONVENIENT HIGH ST POSITION.**

Riverside View is a highly regarded, award winning conversion development of the town's former council buildings. Now home to an impressive arrangement of 90 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. Constructed circa 2020 by Messrs 'Aequus Developments', this apartment benefits from approx. 8 years remaining on the LABC warranty.

Occupying a prime position within the vibrant town of Keynsham, apartment 73 resides to the rear of the building, benefitting brilliant light flow from a superb arrangement of full height French doors and side window.

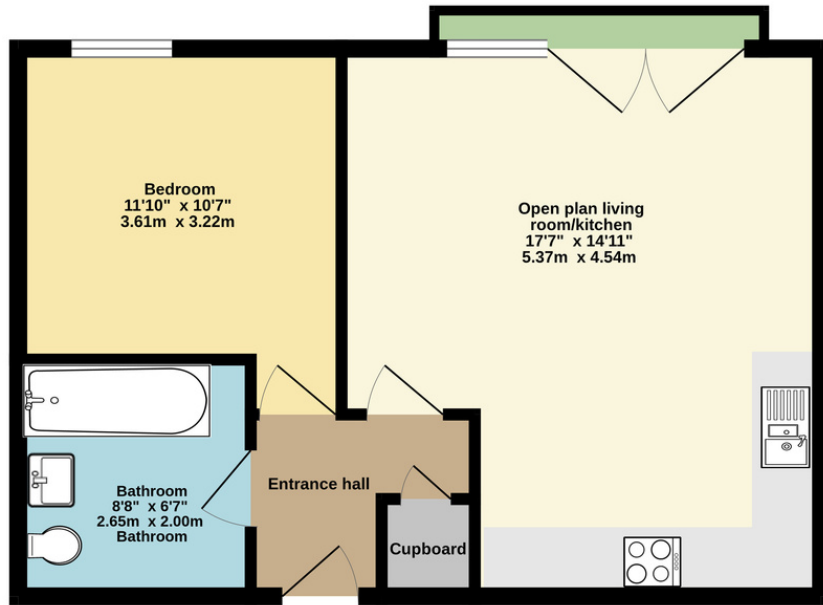
Offering an excellent opportunity for those seeking out of the city living yet with fantastic links to both Bristol and Bath via various transport links to include the local railway station, this apartment provides a wonderful offering to the market. Furthermore, the building itself sits neighbouring a completely 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, fantastic energy efficiency and contemporary high specification fittings.

In our opinion an ideal first time purchase or investment opportunity.





Ground Floor
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 441 sq.ft. (41.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Mergo 02023

Energy performance certificate (EPC)

Flat 73 South Block Riverside
Temple Street
Keynsham
BRISTOL
BS31 1GA

Energy rating

C

Valid until: 15 September 2030

Certificate number: 9368-7004-7351-7420-1210

Property type

Mid-floor flat

Total floor area

42 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 C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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