



G R E G O R Y S  
— E S T A T E A G E N T S —

78 Riverside View Temple Street  
Bristol, BS31 1GA

**Offers in Excess of £300,000**



Riverside View is a highly regarded, award winning conversion development of the town's former council buildings. Now 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, this apartment resides to the front aspect of the building benefitting excellent natural light via westerly facing orientation, with brilliant light flow from a superb arrangement of full height French doors and side window. This particular style benefits a larger than average, open plan living room with ample space for a lounge and dining area, whilst the kitchen has been enhanced with the introduction of a breakfast bar. Both bedrooms are double in size, whilst the bathroom is complete with a contemporary white suite. Allocated parking can be found in the secure undercroft car park adjacent. 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 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 and fantastic energy efficiency. A must view.

## ACCOMMODATION

### ENTRANCE

Entrance to the development is via an intercom system and double doors. Access to the second floor can be via the stairs or lift (two lifts available)

### ENTRANCE HALLWAY 13' 3" x 6' 6" (4.051m x 1.982m)

Entrance door, intercom system, wood flooring, airing cupboard housing the hot water tank and the air filtration system, doors to rooms

### OPEN PLAN RECEPTION ROOM 19' 11" x 18' 11" (6.077m x 5.778m)

Double glazed 'French doors with 'Juliette' balcony and full height side panel window, wood flooring, wall mounted electric heater, spot lighting, fitted kitchen. The kitchen comprises a large number of matching wall and base units with work surfaces over and matching upstands. A large breakfast bar with seating under, an integrated fridge / freezer, dishwasher, washer/dryer, an 'eye' level oven and electric hob with extractor hood over.

### BEDROOM ONE 13' 5" x 11' 1" (4.093m x 3.373m)

Full height double glazed window, wall mounted electric heater

### BEDROOM TWO 13' 5" x 9' 0" (4.093m x 2.750m)

Full height double glazed window, wall mounted electric heater

### BATHROOM 9' 1" x 6' 2" (2.759m x 1.884m)

A contemporary three piece white suite comprising a panelled bath with shower over, a close coupled wc and wash hand basin set in vanity unit with storage under and work surface over, tiled flooring, part tiled walls, chrome heated towel radiator, sport lighting

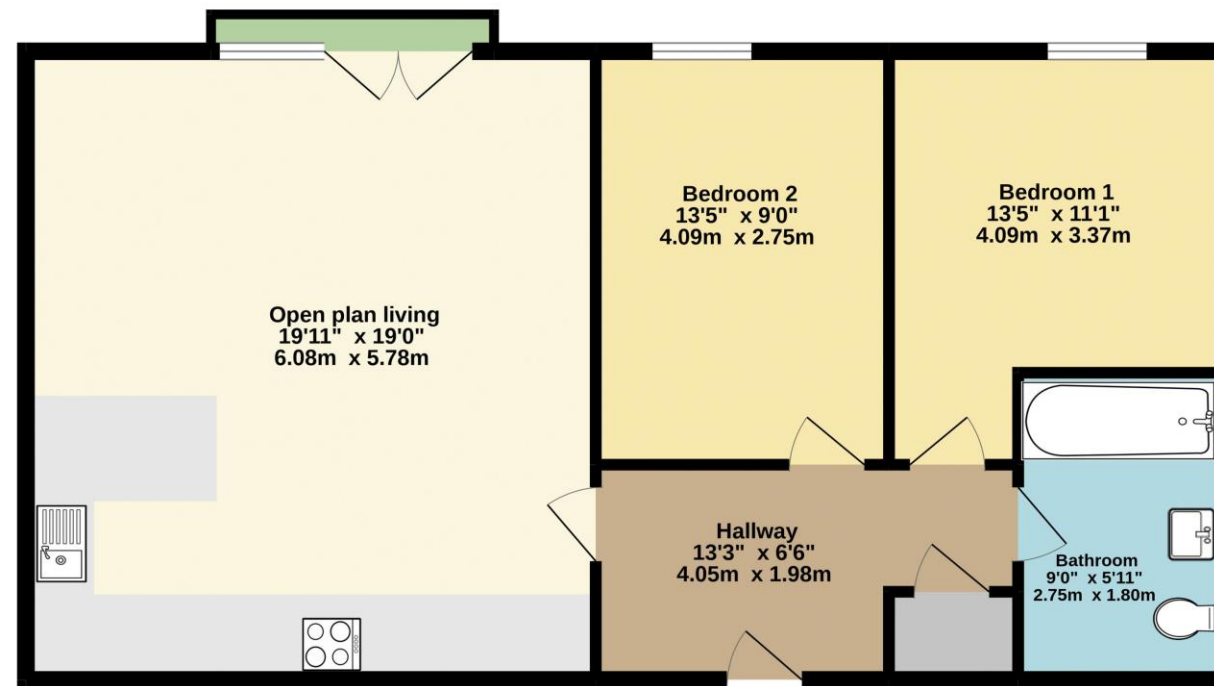
### PARKING & BIKE STORE

An allocated parking space can be found in the secure under croft adjacent to the development. A bike store is also available





Ground Floor  
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 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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