



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

42 North Block Temple Street
Bristol, BS31 1FW

Monthly Rental Of £1,150



Gregorys are pleased to offer to the market this top floor, two bedroom apartment in the popular Riverside View development. These chic 2 bed properties come complete with high specification fixtures and fittings, to include state of the art integrated kitchens, electric heating, and stylish modern bathrooms, with built in storage in one of the bedrooms. Occupying a prime position within the vibrant town of Keynsham neighbouring 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, this apartment provides a wonderful, unique offering to the market. Furthermore, the building itself sits above a completely refurbished state of the art leisure centre with gymnasium, cafeteria and swimming

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ACCOMMODATION



Energy performance certificate (EPC)

Flat 42 North Block Riverside Temple Street Keynsham BRISTOL BS31 1FW		Energy rating <h1>D</h1>
Valid until 28 November 2029	Certificate number 8993-9916-1739-8927-5913	

Property type

Top-floor flat

Total floor area

63 square metres

Rules on letting this property

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

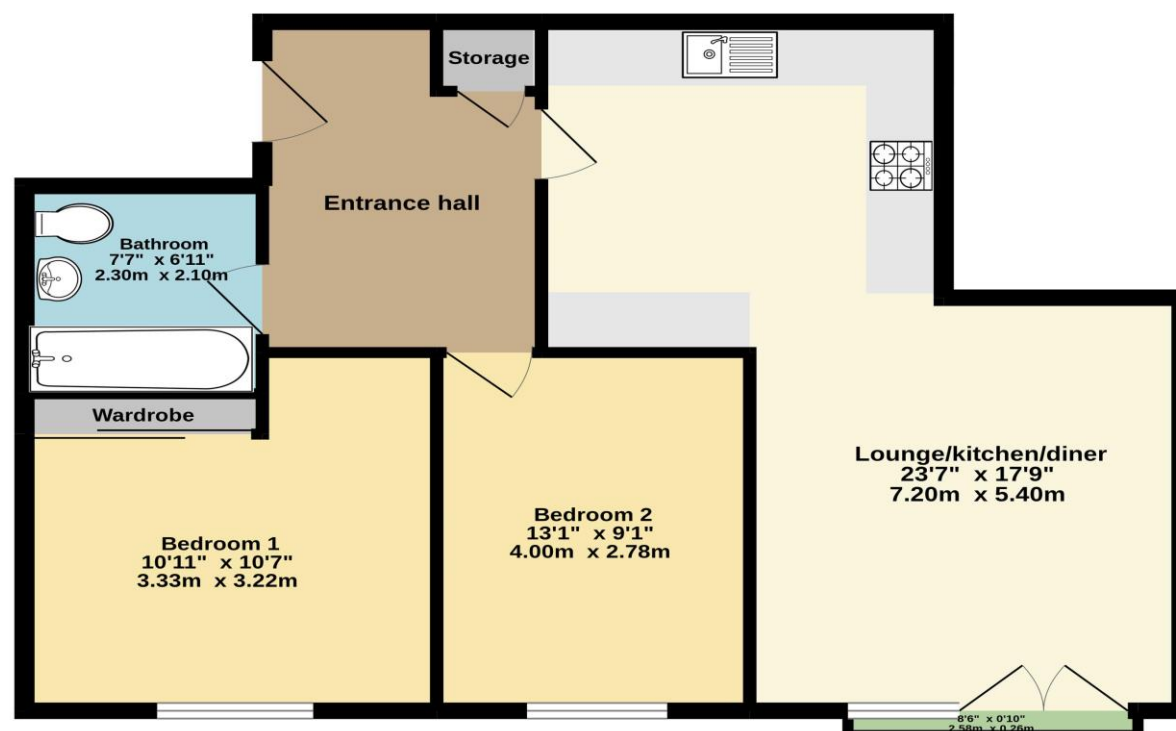
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

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

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

Ground Floor
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.4 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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