

38 RIVERSIDE VIEW
KEYNSHAM
BRISTOL
BS31 1FW
£275,000


G R E G O R Y S
ESTATE AGENTS

Positioned to the third floor (lift access to all floors) of this conveniently located development, can be found this modern, two double bedroom apartment. This contemporary apartment boasts a sunny, southerly aspect, flooding the accommodation in natural light, whilst also offering far reaching views of the surrounding area.

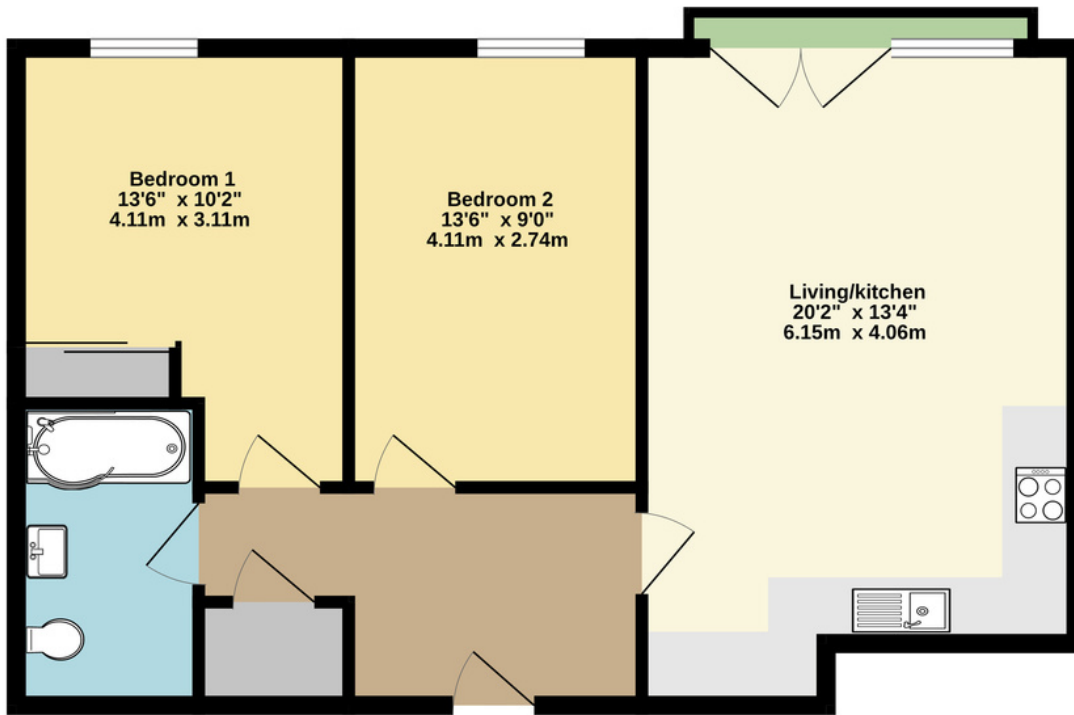
Apartment 38, offers generous room proportions, none more so than with the bedrooms, which both are a double and with the main bedroom including fitted wardrobes. The bathroom offers high end fixture and fittings. The three piece suite comprises a 'P' shaped bath with rainfall shower over, a wash hand basin set in vanity unit with storage under and a close coupled WC. The bathroom benefits tiled flooring and tiled walls to wet areas. The open plan reception room enjoys 'French' doors, a floor to ceiling window and a 'Juliette' balcony, encouraging a large amount of natural light into the room, although fitted window blinds allows for shade as and when needed. This room comfortably allows for a lounge and dining area in addition to the fitted kitchen. The kitchen offers a number of fitted wall and base units with Quartz worksurfaces. A full selection of integrated appliances are included. All rooms are accessed via the hallway, where a fitted storage cupboard is home to the hot water cylinder and the air filtration system. Entrance to the development is by way of a communal hallway, stairs and landing, accessed via a secure intercom system.

An allocated parking space can be found to the adjacent car park, with secure, electronic gates providing access. A communal bike store is also available for residents to utilise.

Riverside View is a popular development, constructed circa 2020 and home to 95 high end, one and two bedroom apartments. Positioned only a moments walk to the bustling Keynsham high street, complete with a large selection of independent shops and cafes. The Train Station offers an easy commute into both Bristol & Bath and can be found within a 5/10 minute walk from the development.







TOTAL FLOOR AREA : 646sq.ft. (60.0 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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Energy performance certificate (EPC)

Flat 38 North Block Riverside
Temple Street
Keynsham
BRISTOL
BS31 1FW

Energy rating

C

Valid until: 18 December 2029

Certificate number: 9718-8971-7382-6281-3934

Property type

Mid-floor flat

Total floor area

60 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 C. It has the potential to be C.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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