

49 NORTH BLOCK
RIVERSIDE VIEW
TEMPLE STREET
KEYNSHAM
BS31 1FW

£275,000



GREGORYS
ESTATE AGENTS

***VENDOR SUITED* A STYLISHLY PRESENTED, TOP FLOOR APARTMENT WITH ALLOCATED PARKING, FOUND WITHIN THE AWARD WINNING RIVERSIDE VIEW DEVELOPMENT.**

Centrally located, Riverside View is conveniently placed to access the delights that Keynsham has to offer, whilst Keynsham Train Station, a 10 minute walk, offers an efficient commute to both Bath & Bristol.

Benefitting lift access, this top floor apartment enjoys wonderful, far reaching countryside views particularly from the 'French' doors and Juliette balcony, whilst being bathed in natural light due to the floor to ceiling windows and the southerly aspect. Internally the apartment is finished to an extremely high standard and briefly comprises a spacious hallway, two double bedrooms with the principle bedroom benefiting fitted wardrobes.

The bathroom comprises a contemporary three piece white suite with a 'p' shaped bath allowing for additional showering space. The open plan living room is smartly presented with room for a comfortable seating area and breakfast table in addition to the large fitted kitchen. The kitchen includes the full compliment of built in appliances with feature lighting and quartz work surfaces.

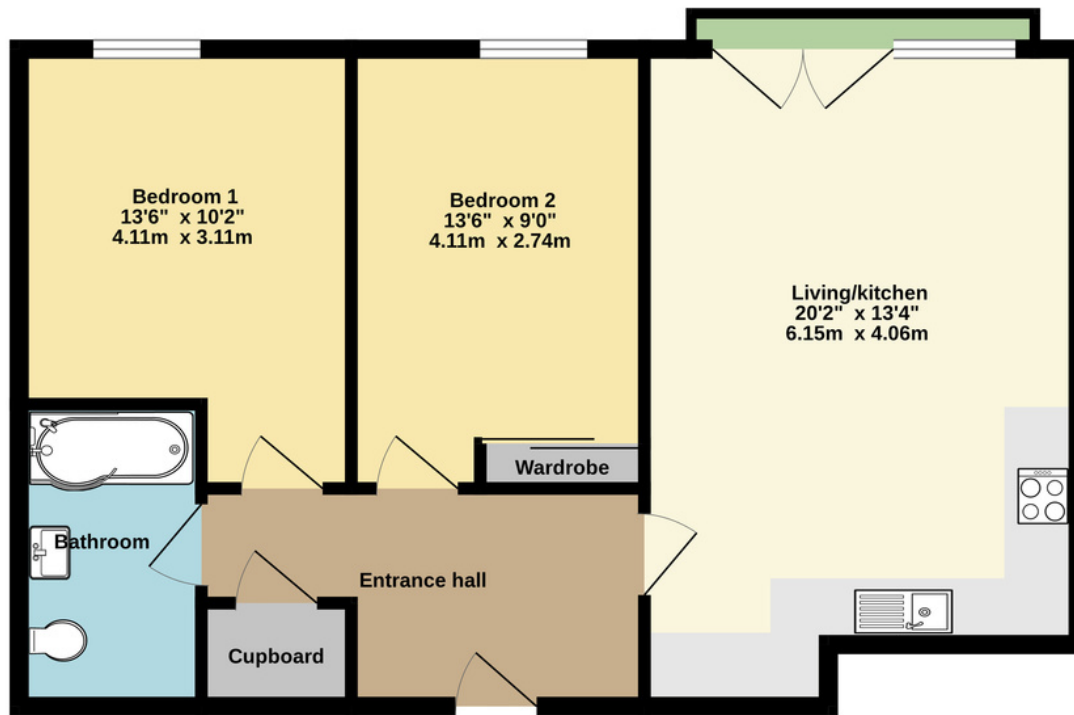
Allocated parking can be found in the secure under croft adjacent to the development and accessed via a key fob system.

Built circa 2019 the LABC warranty is still in place. The only top floor apartment available on site, making this an attractive proposition.





Top Floor
646 sq.ft. (60.0 sq.m.) approx.



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 49 North Block Riverside Temple Street Keynsham BRISTOL BS31 1FW	Energy rating	Valid until:	14 November 2029
	D	Certificate number:	8594-9756-3739-4197-2913

Property type	Top-floor flat
Total floor area	60 square metres

Rules on letting this property

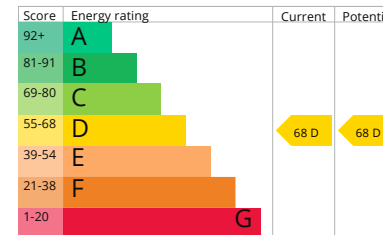
Properties can be let if they have an energy rating from A to E.

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 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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