

19 RIVERSIDE VIEW  
KEYNSHAM  
BRISTOL  
BS31 1FW  
£250,000



GREGORYS  
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**Offered to the market with no onward chain, and positioned to the second floor of this award winning development, can be found this contemporary apartment.**

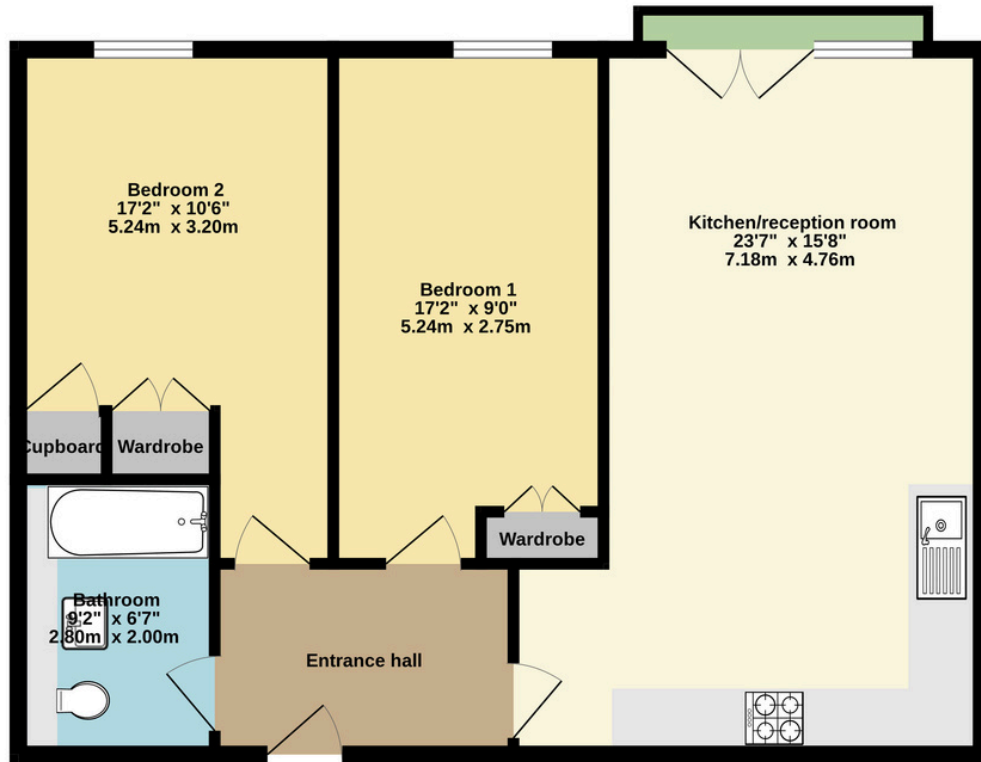
**The spacious accommodation is presented to an excellent decorative standard benefitting contemporary fixture and fittings including beautiful Oak flooring and a high specification kitchen and bathroom. The living room is an open plan room, boasting generous proportions and bathed in natural light via the 'French' doors, complete with 'Juliette' balcony. This welcoming room comprises a lovely lounge area, immediately adjacent to the 'French' doors with views of the surround area. The dining area sits comfortably next to the large fitted kitchen. Boasting a wealth of built in units, a large expanse of Quartz work surfaces and a full selection of built in appliances. Both bedrooms are double in nature with fitted wardrobes found in both rooms. The bathroom comprises a three piece white suite with a 'P' shaped bath, tiled flooring and a contemporary vanity unit benefitting. Access to the apartment is via a generous hallway, providing the perfect entrance to what is a wonderful, modern apartment.**

**Riverside View was constructed circa 2019 and boasts an impressive selection of 95 apartments across North & South Block. Lift access can be found to all four floors with communal stairs also available. Video intercom system provides secure access to the development, which is conveniently positioned within the heart of Keynsham.**





Second Floor  
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 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 19 North Block Riverside Temple Street Keynsham BRISTOL BS31 1FW	Energy rating <b>C</b>	Valid until: 29 January 2030
		Certificate number: 7308-7035-7359-6580-8294

Property type	Mid-floor flat
Total floor area	71 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>).

### Energy rating and score

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

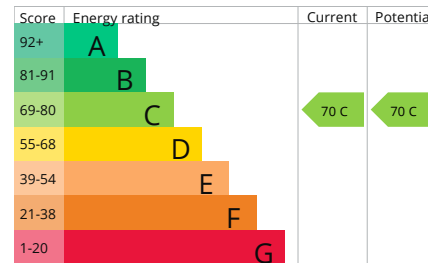
[See how to improve this property's energy efficiency.](#)

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



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