



11 RIVERSIDE VIEW
KEYNSHAM
BRISTOL
BS31 1FW
£209,950

Positioned to the first floor of this popular development and located within a short stroll to Keynsham High Street and train station can be found this stunning apartment. A multitude of benefits are on offer, the most valuable of which is an allocated parking space, found in the secure car park adjacent to the development.

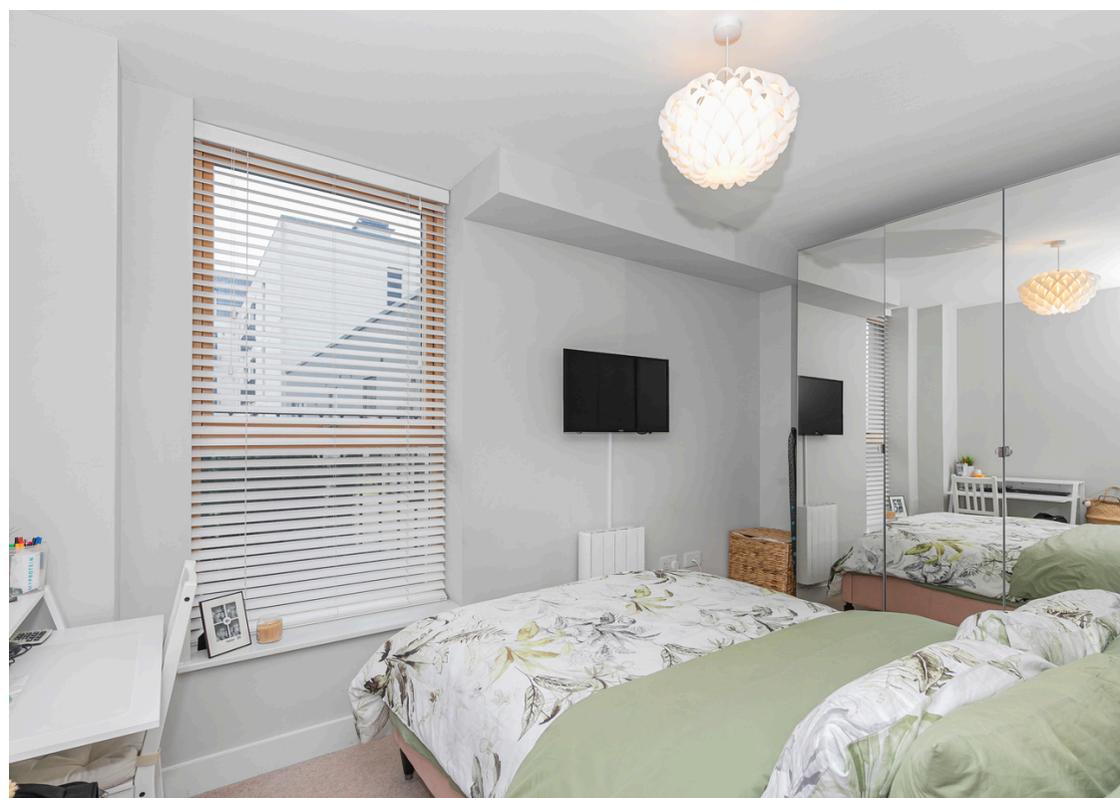
Presented to an immaculate standard throughout and offering generous proportions, this welcoming one bedroom property is perfect for any first time buyer or anyone looking for a downsize move. Internally the property impresses with high quality fittings from its original build in 2020.

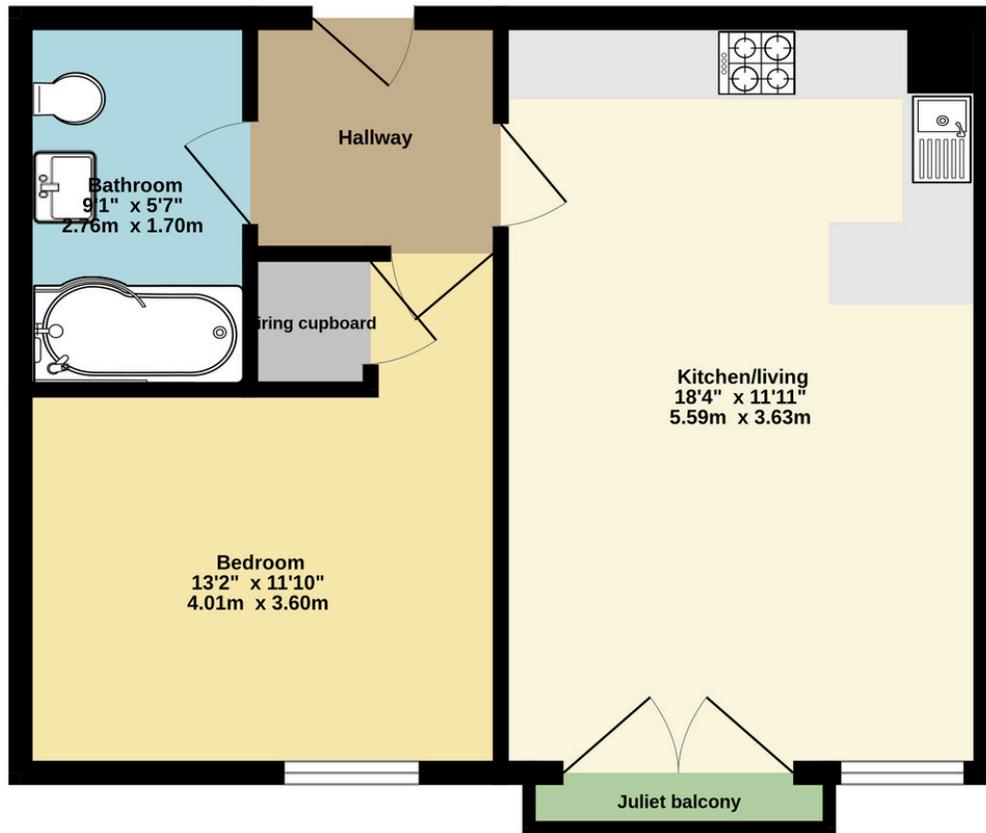
The development is accessed via a secure display intercom system, a communal hallway, stairs and two lifts provide access to the first floor. A lovely, welcoming hallway greets once inside the apartment and provides access to all rooms. The reception room is of an open plan nature, bathed in natural light due to the impressive floor to ceiling window and 'French' doors with 'Juliette' balcony. The kitchen comprises numerous fitted wall and base units and comes complete with a selection of built in appliances. Furthermore, the 'Quartz' work surface expands into a handy breakfast bar, making this the perfect place to sit and enjoy a meal.

The bedroom is of impressive proportions with plenty of room to accommodate a large double, a selection of fitted wardrobes as well as additional furniture. Last, but certainly not least, is the bathroom. Again a surprisingly spacious room, comprising a contemporary, three piece white suite, including a wash hand basin and vanity unit and a 'P' shaped bath.

Riverside View is an award winning development, positioned in the heat of Keynsham. A popular development with professional buyers particularly, due to its close proximity to Keynsham Train Station, making for an easy commute into both Bristol & Bath.







One Bedroom First Floor Apartment

TOTAL FLOOR AREA: 452 sq. ft. (42.0 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 11 North Block Riverside Temple Street Keynsham BRISTOL BS31 1FW	Energy rating D	Valid until: 3 March 2030
	Certificate number: 0948-6088-7337-6490-4230	

Property type	Mid-floor flat
Total floor area	43 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.

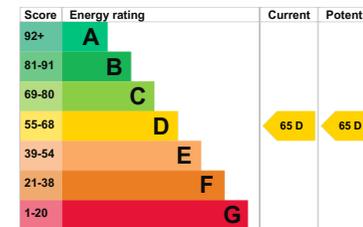
[See how to improve this property's energy efficiency.](#)

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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