

17 RIVERSIDE VIEW
KEYNSHAM
BRISTOL
BS31 1FW
£269,950



GREENGLORYS
Estate Agents

A truly stunning first floor apartment, contemporary in nature and presented to an exceptional standard. This particular style of apartment, is one the biggest of its type and one that is rarely repeated within the development.

Boasting generous room proportions, this one bedroom property benefits a sunny, Westerly balcony. The covered nature of the balcony allows for all year round use, with an abundance of space allowing for a comfortable area to sit and enjoy the afternoon and evening sun. Furthermore an allocated parking space is also included and can be found in the secure under croft parking, adjacent to the development.

Internally the property is bathed in natural light, none more so than in the open plan living room. Floor to wall glazed windows to the westerly aspect, allow for an abundance of natural light to flood the room. A secondary window to the northerly aspect provides a perfect aspect towards Keynsham high street. Within this impressive room, a modern fitted kitchen comprises numerous built in units and integrated appliances. A dining area allows for a sizeable table, whilst still retaining space for a lovely lounge area. Access to the balcony can be found via the double 'French' doors.

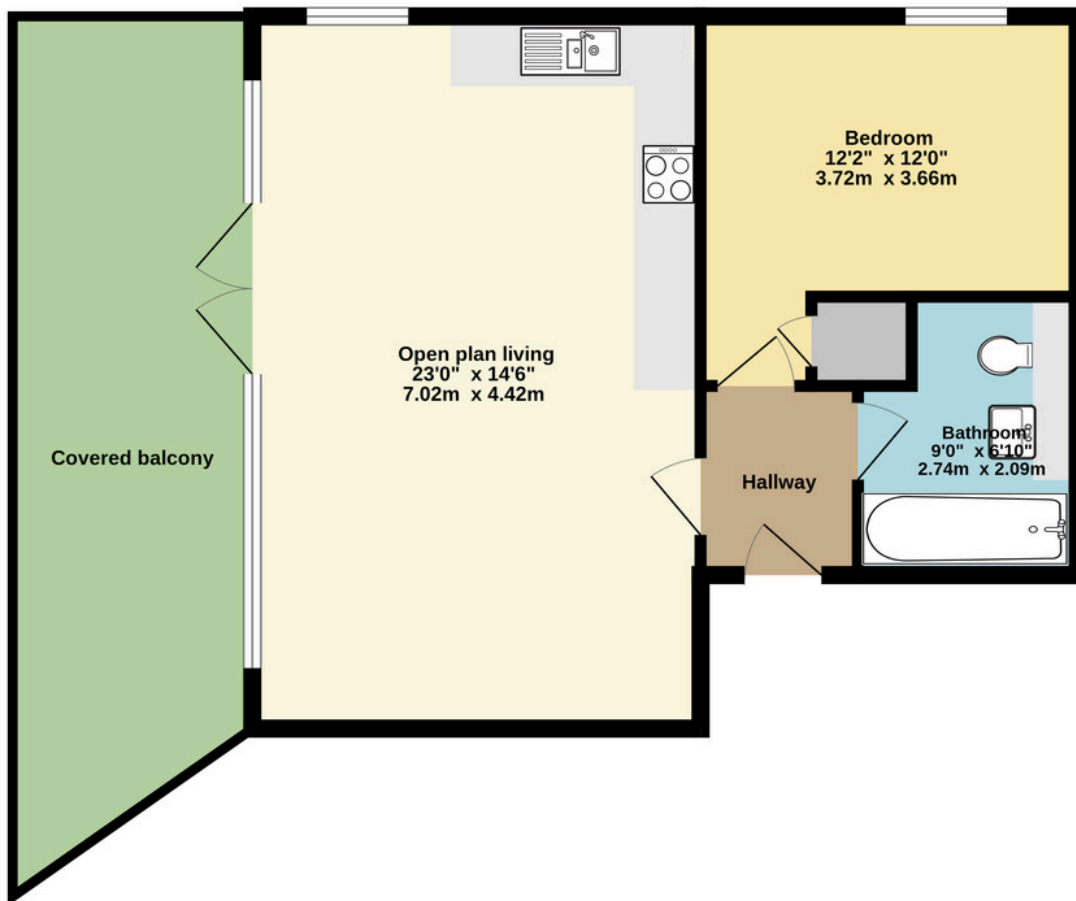
The bathroom is another impressive space. The high quality finish is apparent within the modern, three piece white suite including a 'P' shaped room bath with rainfall shower over. The bedroom is double in size and again benefits from a floor to ceiling, double glazed window. Completing the accommodation is the hallway, providing a warm and welcoming entrance from the communal landing. Entrance to the development is via a secure intercom system with a pair of lifts and one flight of stairs leading to the first floor.

Riverside View is an award winning development, constructed by Messrs 'Aequus Homes' circa 2020. Perfectly positioned only a moments walk to the high street and train station, allowing for an easy commute into both Bristol & Bath. The development still benefits from the remaining LABC, has been set up on a lengthy 250 years and benefits a resident owned management company. A wonderful opportunity to purchase, arguably one of the finest apartments on the open market.









TOTAL FLOOR AREA : 558 sq.ft (51.9 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 17 North Block Riverside Temple Street Keynsham BRISTOL BS31 1FW	Energy rating D	Valid until: 29 January 2030
		Certificate number: 8730-7839-6350-1840-5272

Property type	Mid-floor flat
Total floor area	52 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.

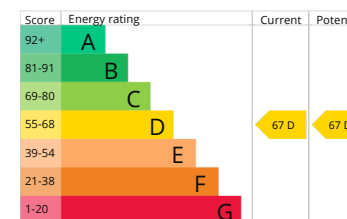
[See how to improve this property's energy efficiency.](#)

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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