



6 RIVERSIDE VIEW
KEYNSHAM
BRISTOL
BS31 1FW
OFFERS OVER £250K

A truly impressive, modern apartment, positioned to the rear of this popular development, with beautiful open views of the surrounding area. This first floor property benefits secure allocated parking and is offered for sale with no onward chain.

Presented to an exemplary standard and boasting generous room proportions, this apartment is perfect for any first time buyer, looking for a ready made home, to enjoy on day one! With many impressive apartments, Riverside View remains a popular development for those seeking something a little better than the rest. High end finishes, wall to ceiling 'Picture' windows and of course the central position it occupies, with independent shops and cafes on your doorstep, and with the train station only a moments walk away all come together to make this a wonderful opportunity.

This particular apartment is one of only three of its type, and one of the largest one bedroom apartment within the development. Its spacious room proportions are apparent throughout. Once inside the apartment you are greeted by a welcoming hallway which in turn provides access to all rooms. The large, double bedroom offers more than enough space for multiple bedroom furniture with a floor to ceiling window providing a wealth of natural light. The bathroom, again large in size comprises a contemporary, three piece white suite, complete with an 'L' shaped bath and vanity wash hand basin.

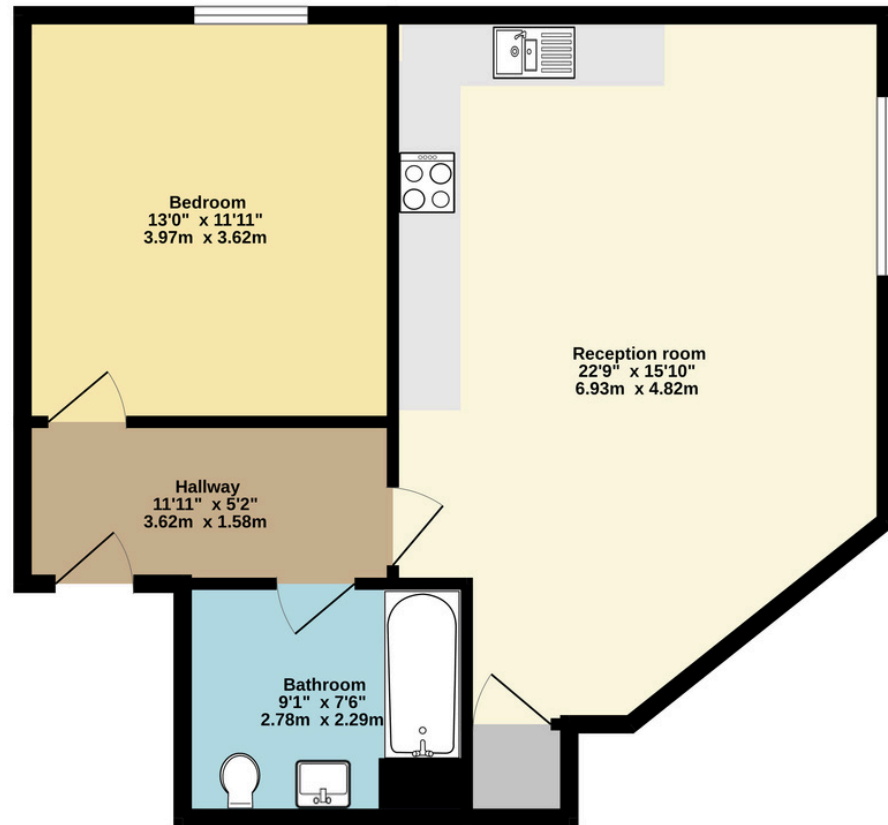
The living space is of an open plan nature of which boasts lovely open views across the river and surrounding memorial park. The reception room allows for a lovely lounge area and dining area which sits adjacent to a modern fitted kitchen. The kitchen comprises a surprising amount of built in wall base units, expansive work surfaces and a selection of integrated appliances.

Riverside View still continues to impress and we are thrilled to be bringing this style of apartment to the market for the very first time - be quick and book your internal viewing.





First Floor
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq.ft. (58.0 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 6 North Block Riverside Temple Street Keynsham BRISTOL BS31 1FW	Energy rating D	Valid until:	3 March 2030
		Certificate number:	0666-3894-7872-2400-1885

Property type	Mid-floor flat
Total floor area	59 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.

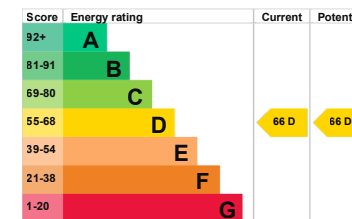
[See how to improve this property's energy efficiency.](#)

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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