



47 RIVERSIDE VIEW
KEYNSHAM
BRISTOL
BS31 1FW
£249,500

Positioned to the top floor of this popular residential development, this contemporary apartment offers stunning views of the surrounding countryside. The accommodation is bathed in natural light due to its southerly aspect and floor to ceiling windows and 'French' doors.

Presented to an exemplary standard throughout, this one bedroom apartment boasts generous room proportions throughout. Once inside the apartment a welcoming hallway greets with access to all rooms. The open plan reception room comprises a stunning fitted kitchen, complete with a selection of integrated appliances, a large selection of fitted units and a large expanse of work surfaces including a breakfast bar with seating under. The lounge can be found adjacent to the 'French' doors and 'Juliette' balcony, the perfect spot to sit and take in the views. The bedroom is a double in size and features a floor to ceiling window. Competing the accommodation is the bathroom, surprisingly spacious and comprising a high specification, three piece white suite.

Further benefits include double glazed and an air filtration system. Communal facilities include secure, intercom system entrance, a pair of lifts servicing all floors, in addition of course to the stairs and a cycle store. An allocated parking space can be found to the lower level in the car park adjacent to the development. Secure electronic gates provide vehicle access to the car park.

Riverside View was an award winning development when converted during 2017- 2020, with this particular apartment occupied for the first time in 2019. The apartment benefits from the remaining term of the LABC warranty. It is conveniently positioned within the heart of Keynsham, with the bustling high street and train station only a moments walk away.

This particular apartment is one of the best one bedrooms available on the development, one worthy of an early internal inspection.





Top Floor
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 520 sq.ft. (48.3 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 47 North Block Riverside Temple Street Keynsham BRISTOL BS31 1FW	Energy rating C	Valid until:	14 November 2029
		Certificate number:	9368-3875-7190-9791-1511

Property type	Top-floor flat
Total floor area	48 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 C. It has the potential to be C.

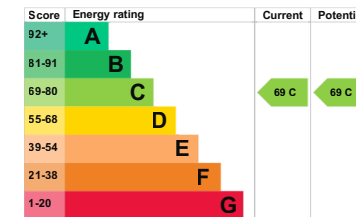
[See how to improve this property's energy efficiency.](#)

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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