



41 RIVERSIDE VIEW
KEYNSHAM
BRISTOL
BS31 1FW
£265,000

SAT, IN ONE OF THE MOST DESIRABLE POSITIONS WITHIN THIS COTEMPORARY DEVELOPMENT, THIS SPACIOUS APARTMENT CAN BE FOUND TO THE TOP FLOOR ENJOYING UNINTERRUPTED VIEWS OF THE SURROUNDING AREA.

The list of benefits is extensive, including secure allocated, under-croft parking and a large balcony enjoying a sunny, westerly orientation to name just two. The accommodation is spacious in nature and bathed in natural light, none more so than in the open plan living room. Floor to ceiling, wall to wall feature windows flood the room in sunlight with views across the balcony and beyond.

Riverside View is an award winning development constructed circa 2017 and can be found only a moments walk from the bustling High Street and within easy reach of Keynsham's train station. Once inside, a welcoming lobby leads to a pair of lights and stairs. The apartment can be found to the fourth and top floor, with secure intercom system allowing access.

Once you step over the threshold and into the entrance hallway, you will be instantly impressed. The hallway provides access to the double bedroom and bathroom. The bathroom comprises a modern three piece white suite, complete with a 'P shaped' bath allowing for extra showering space. Within the bedroom the storage cupboard, housing the hot water cylinder and Vent Axia (air filtration system) can be found,

The true wow factor pf this impressive apartment is the open plan living space. Generously proportioned and providing more than enough space for a lounge and dining area. The kitchen comprises numerous wall and base units and integrated appliances. Hard wood flooring spans the entire room and only adds to the appeal of this room. The feature windows have been enhanced with electric roller blinds and a heat reflective window film. Allowing for natural light, yet keeping the heat of the sun out - a perfect addition.

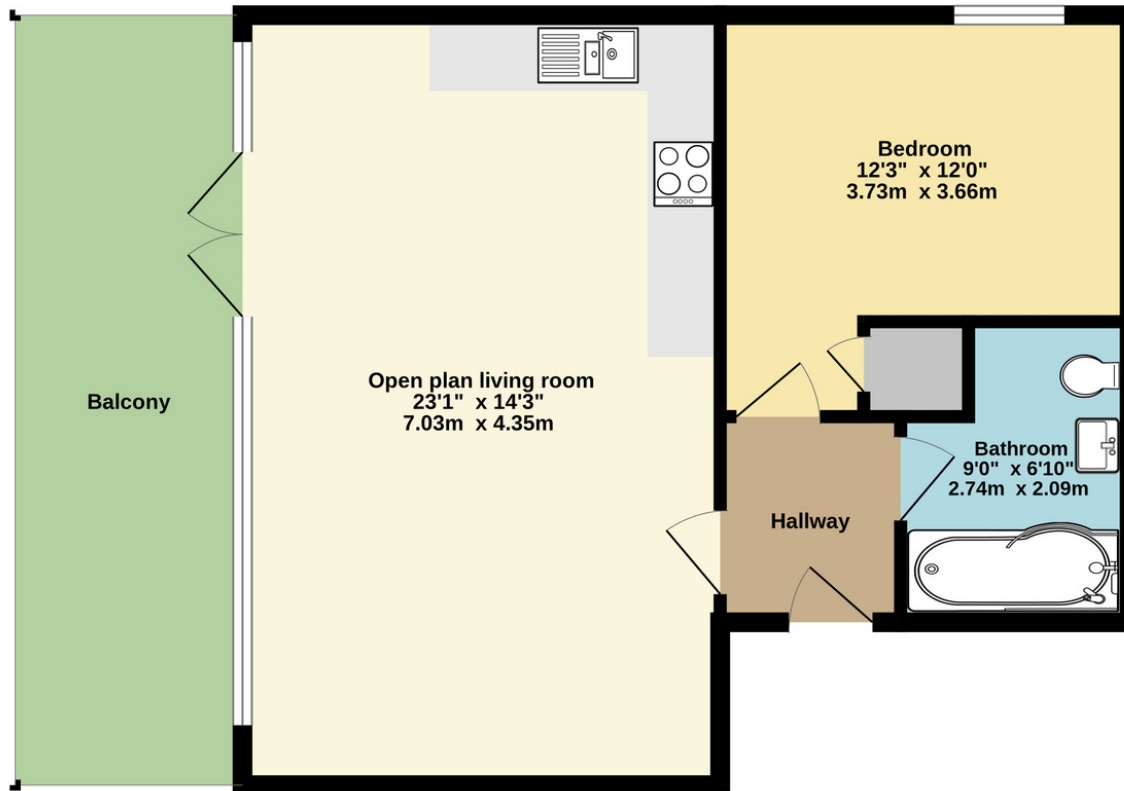
From the reception room, double doors provide access to the large balcony where far reaching views and the most wonderful of sunsets can be enjoyed. A stunning apartment, one that is worthy of an early internal viewing.







Top Floor
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 550 sq.ft. (51.1 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 41 North Block Riverside Temple Street Keynsham BRISTOL BS31 1FW	Energy rating D	Valid until:	14 November 2029
		Certificate number:	9258-8905-7399-6571-7974

Property type	Top-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.

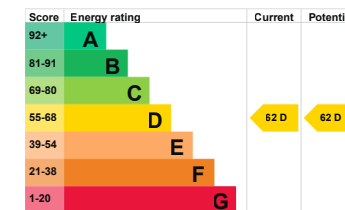
[See how to improve this property's energy efficiency.](#)

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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