

THE  
CHOCOLATE  
QUARTER

The Chocolate Quarter

22 River House

£370,000



## 22 River House

- Brand new two bedroom apartment
- Carpets and flooring included
- En-suite to master bedroom with walk in shower and underfloor heating
- Contemporary, well designed kitchen including Neff appliances
- Separate laundry
- All white goods included

A generously proportioned two bedroom apartment located on the first floor. The lift, garden lounge and terrace are all easily accessible. The open plan living area and master bedroom benefit from large picture windows. In addition to the luxury en-suite bathroom there is a separate cloakroom. The contemporary kitchen is finished with chestnut mushroom cabinets, off-white quartz worktop, off-white wall tiles and natural oak wooden effect flooring.

Energy Efficiency Rating: B | Service Charge: £7,278pa | Council Tax: Band E £2,264.48pa



Show home opening times are shown on the website  
 The Chocolate Quarter, Trajectus Way, Keynsham, Bristol,  
 BS31 2GJ

If you have any questions, would like to arrange a viewing or  
 if you would like more information please call 0117 363 7160  
 or email [sales.team@stmonicastrust.org.uk](mailto:sales.team@stmonicastrust.org.uk)

[www.thechocolatequarter.org.uk](http://www.thechocolatequarter.org.uk)

## APARTMENT TYPE B

**PLOTS** 2-4, 6-14, 16-18, 21-23, 25-32,  
 34-36, 39-41, 43-50, 52-54, 57-59, 61-68  
 and 70-72

**BEDROOMS** 2

**SHOWER ROOMS** 1 plus WC

**Kitchen/dining/living area**

8.7m x 3.6m / 28'7" x 11'10"

**Bedroom 1**

4.8m x 3.6m / 15'9" x 11'10"

**Shower room**

2.5m x 2.0m / 8'2" x 6'7"

**Bedroom 2**

3.6m x 3.6m / 11'10" x 11'10"

**WC**

1.4m x 1.8m / 4'7" x 5'11"

**Laundry room**

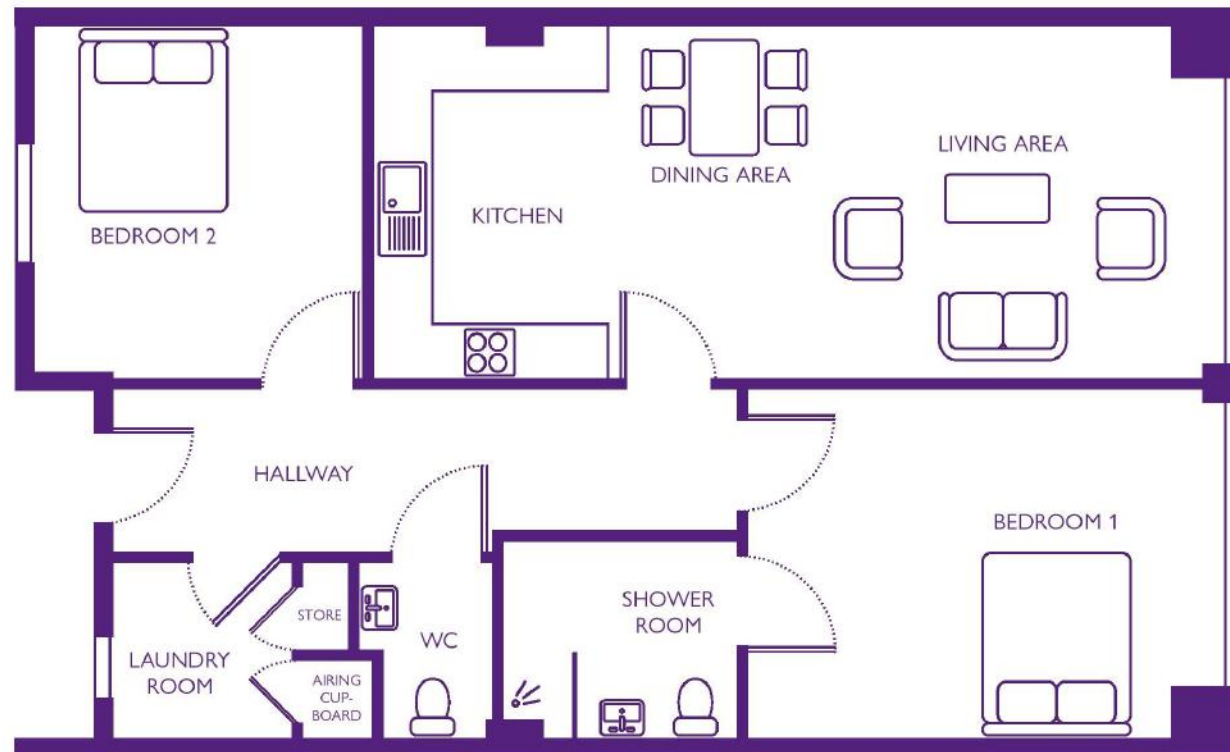
1.9m x 1.8m / 6'3" x 5'11"

**Total area**

87m<sup>2</sup> / 104yd<sup>2</sup>

**Private terrace**

This apartment may be available with a  
 terrace, please refer to building plans and  
 speak to the sales team for availability.



Please note that this apartment is sold unfurnished and furniture in this floorplan is for reference only. Dimensions shown are maximum. Some plots are handed compared to floorplans. Certain particulars may vary, please check with our sales team. The floorplans depict a typical layout of this apartment type. Floorplans are not to scale. A surrender fee is payable when the property is returned to the Trust.





If you are interested in viewing this property please contact our Sales team on 0117 363 7160 or by email on [sales.team@stmonicastrust.org.uk](mailto:sales.team@stmonicastrust.org.uk) to arrange an appointment. Office hours are 10am - 4pm Monday to Friday & 11am - 4pm on Saturday.