

## TWO BED APARTMENT WITH STUNNING VIEWS



- ◆ Third floor apartment with stunning views
- ◆ Large open plan lounge
- ◆ Two bedrooms, one en-suite
- ◆ Separate laundry room & cloakroom
- ◆ High ceilings, large picture windows
- ◆ All carpets and flooring included
- ◆ Close to lift and stairs
- ◆ All white goods included\*
- ◆ Sold unfurnished
- ◆ Previously owned

Photos below shown for illustrative purposes only. Sold unfurnished.



# 62 RIVER HOUSE

## 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"

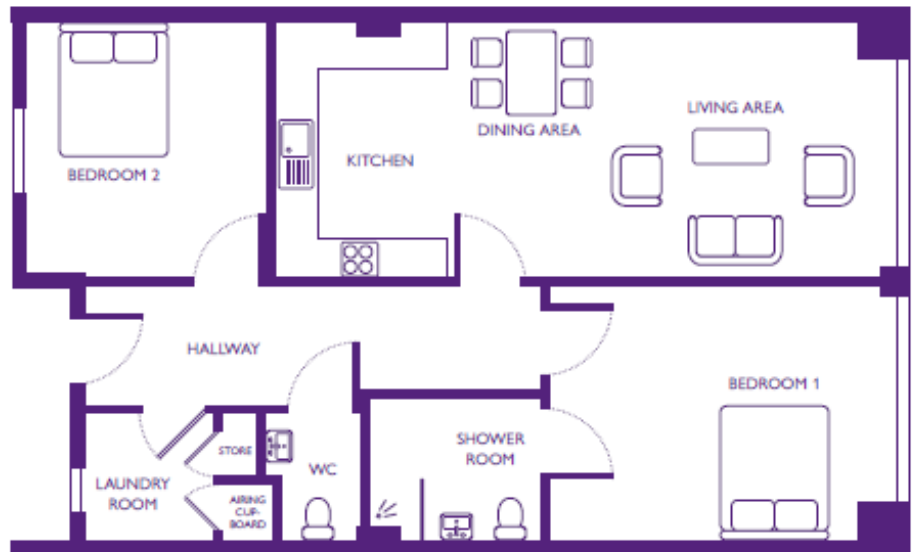
**WC**  
1.4m x 1.8m / 4'7" x 5'11"

**Laundry room**  
1.9m x 1.8m / 6'3" x 5'11"

**Total area**  
87m<sup>2</sup> / 104yd<sup>2</sup>

### Private terraco

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



Building converted in August 2017. 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 (ranging from 1% to 10% of purchase price depending on the lease and length of occupation).

\*Neff cooker, Bosch fridge/freezer, dishwasher, washing machine and tumble dryer included.

## SALES ENQUIRIES

If you are interested in viewing any of our apartments or would like some further information please call our Sales Team on

**0117 949 4004**

email [sales.team@stmonicatrust.org.uk](mailto:sales.team@stmonicatrust.org.uk)

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



St Monica Trust

