



North Block Temple Street, Bristol, BS31 1FW

£259,950

Nestled in the heart of Keynsham, Bristol, this immaculate one bedroom apartment on Temple Street offers a perfect blend of modern living and convenience. Situated on the second floor of the esteemed Riverside View development, which was constructed in 2020, this property boasts lift access to all floors, ensuring ease of movement for residents.

As you enter the apartment, you are greeted by a bright and airy open-plan living room and kitchen, enhanced by a sunny aspect that floods the space with natural light. The contemporary design is complemented by double glazing and electric central heating, providing comfort throughout the year. French doors lead to a generous terrace, an ideal spot for garden furniture and entertaining guests, making it a delightful extension of your living space.

The apartment also features an intercom system for added security and convenience, along with off-street parking for one vehicle, a valuable asset in this bustling area. Riverside View is a popular choice among residents, comprising 95 high-end one and two-bedroom apartments, all designed with modern living in mind.

Entrance via front door into

Hallway

Wood effect flooring, telephone intercom system, doors to

Bedroom

12'1" x 9'1" (3.70 x 2.77)



Double glazed window to side aspect, double electric radiator, storage cupboard housing hot water cylinder and the air filtration system, extractor.

Bathroom

8'9" x 6'8" (2.69 x 2.04)



Suite comprising concealed cistern w/c, wash hand basin with mixer taps over and storage beneath, p-shaped paneled bath with fixed glazed screen and mains shower with separate shower attachment over, mostly tiled walls, tiled flooring. chrome heated electric towel rail, inset spots, extractor.

Sitting/Dining Room/Kitchen

21'7" x 14'5" (6.60 x 4.41)



Double doors opening to terrace, 4 picture windows to terrace enjoying views to the front, window to side aspect allowing plenty of light into the room, wood effect flooring, double panel electric radiator, a range of modern wall and floor units with Quartz worksurfaces over, 1 1/2 bowl stainless steel sink drainer unit with mixer taps over, integrated fridge freezer, 4 ring Neff electric hob with oven and grill beneath and extractor hood with light over, integrated washer/drier, inset spots, 2 extractors.

Terrace



Decking providing a good area for garden furniture with wrought iron railings, this is a great area for entertaining, power is connected and a wall light.

Outside



One allocated off street parking space

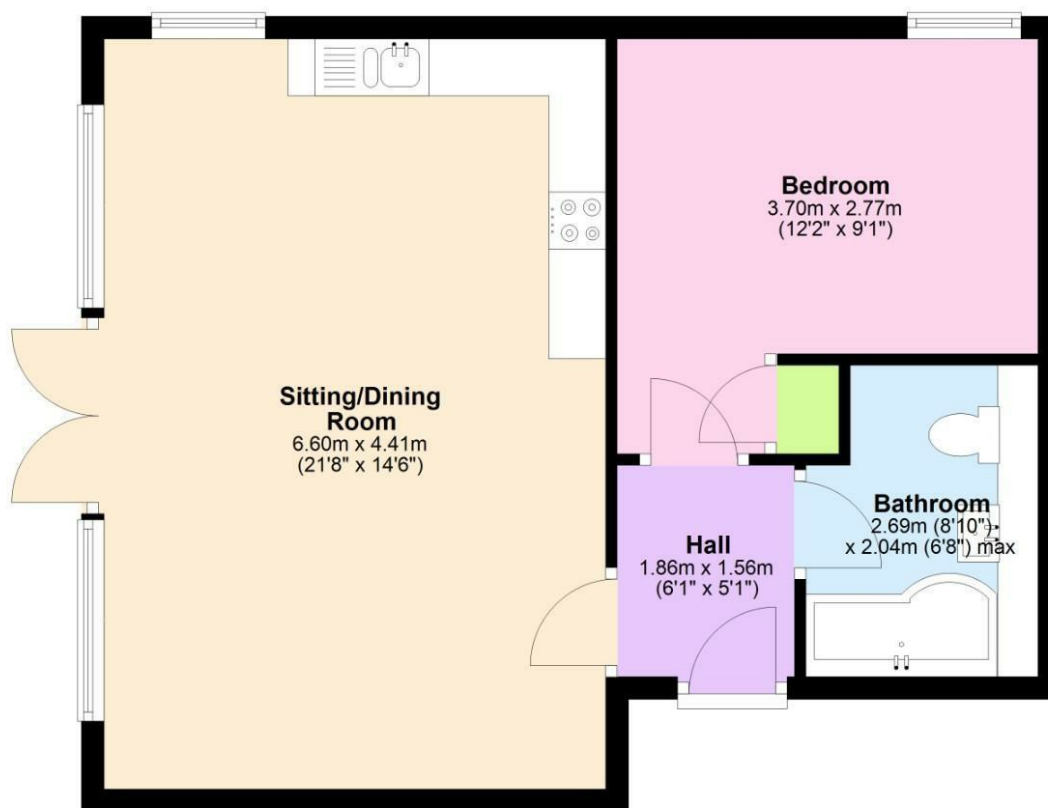
Directions

Sat Nav BS31 1FW

Floor Plan

Ground Floor

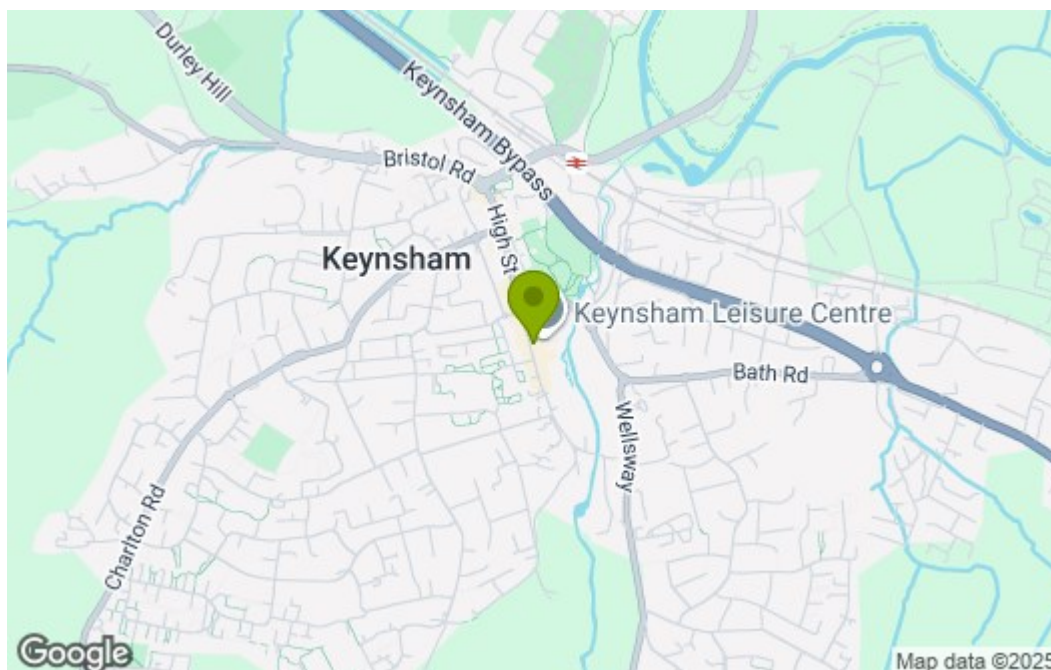
Approx. 50.3 sq. metres (541.8 sq. feet)



Total area: approx. 50.3 sq. metres (541.8 sq. feet)

Flat 17 North block, Keynsham

Area Map




Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive
2002/91/EC



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