



Cote Lane  
ST MONICA TRUST

## I Willowpool

### One-bedroom ground-floor apartment



Position of apartment



Living room



View from apartment



Kitchen

Cote Lane, Bristol BS9 3FD

**£375,000 leasehold**  
(other charges apply)

### Viewings

Please call the sales team  
to book on **0117 949 4004**



St Monica Trust



APPROVED  
OPERATOR



# I Willowpool

Cote Lane, Bristol BS9 3FD

## Specification

- Located on the ground floor with its own patio area and access to the communal scented garden and allotments
- One large double bedroom with en-suite shower room (also accessible from the hallway)
- Modern open-plan kitchen, dining and living room
- Kitchen with extractor fan, hob and eye-level oven and space for fridge/freezer, washing machine and dishwasher
- Fitted airing cupboard in hallway
- Electric heating
- In a block of twelve apartments situated behind Garden House, built in 2014

## Charges from 1 April 2026

### Annual service charge

£10,811 single person per annum

£12,431 couple per annum

### Council tax

Council tax band D

£2,713.68 per annum

### EPC

Current EPC band C (rating 71)

Potential EPC band B (rating 85)

### Approximate dimensions

Total area 53 sqm

### Kitchen

2.30m x 2.20m

7'8" x 7'5"

### Living room

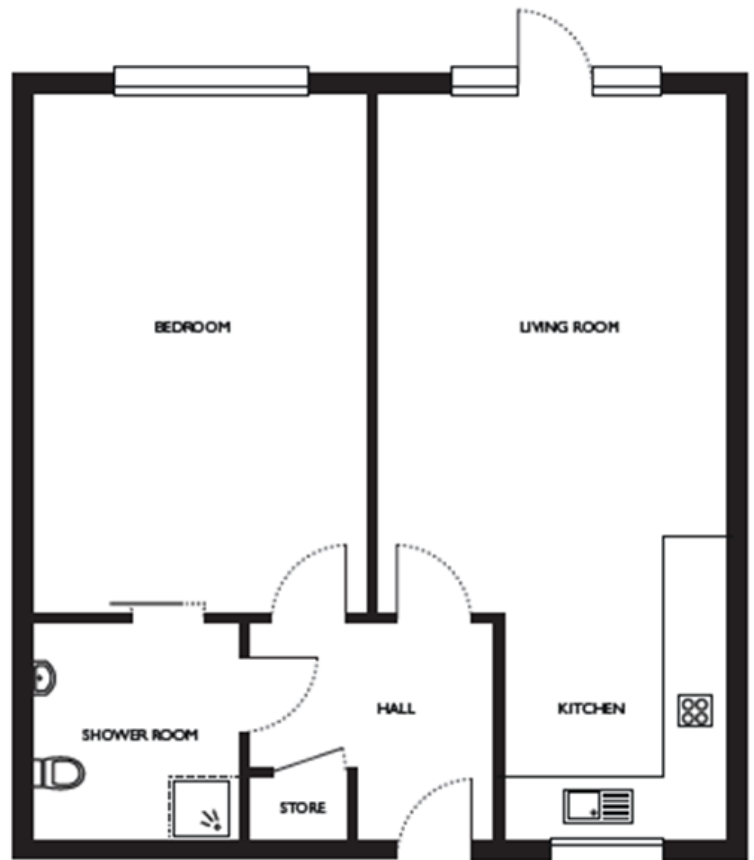
5.40m x 3.60m

17'9" x 11'9"

### Bedroom

5.30m x 3.40m

17'5" x 11'2"



### Please note

This apartment is sold unfurnished. Dimensions shown are maximum. Certain particulars may vary, please check with our sales team. St Monica Trust buys back all properties at the end of each ownership period.

### Ending your occupation of a property

When you surrender your lease the Trust will buy your property back and return to you the amount of your original capital payment less any outstanding charges and your surrender fee. Please refer to the Guide to Fees document for a worked example.



St Monica Trust

To unsubscribe please telephone 0117 949 4004  
or email [sales.team@stmonicastrust.org.uk](mailto:sales.team@stmonicastrust.org.uk)



APPROVED  
OPERATOR