



# Monica Wills House

ST MONICA TRUST

## 113 Monica Wills House One bedroom fourth floor apartment



Bedminster, Bristol BS3 3NJ

**£285,000 leasehold**  
(other charges apply)



St Monica Trust



APPROVED  
OPERATOR



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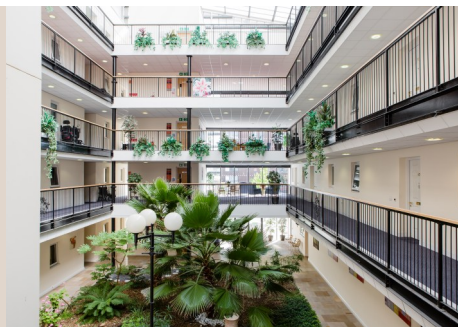
**View from apartment**

### Specification

- West facing, located on the third floor with views over the Clifton Suspension Bridge
- Spacious living room
- New kitchen with extractor fan, hob and eye level oven opening on-to a balcony
- One double bedrooms, with ensuite
- Generous hallway with storage
- Constructed in 2006



**Typical Kitchen**



**Atrium**

### **Service charge**

£5,741 single person per annum

£7,033 couple per annum

### **Viewings**

Please call the sales team

to book on **0117 949 4004**

### **Council tax**

Council Tax Band B

£2,009.60 per annum

### **EPC**

Current EPC Band D (Rating 68)

Potential EPC Band B (Rating 83)

#### **Please note**

This apartment is sold unfurnished. Dimensions shown are maximum. Certain particulars may vary, please check with our sales team. You may need to meet with the village manager as part of the allocations process.

This will be booked at a time convenient to you.

#### **Ending your occupation of a property**

When you surrender your lease the Trust will buy your property back and

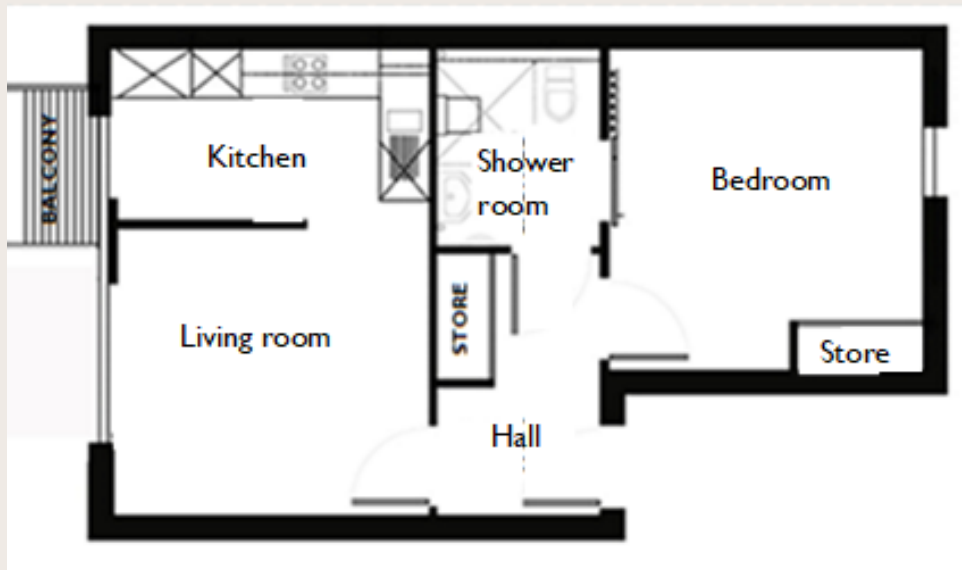
return to you the amount of your original capital payment less any outstanding charges and your surrender fee. Please refer to the Guide to Fees document for a worked example



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### Living room

3.85m x 3.5m

12'6" x 11'4"

### Kitchen

3.83m x 2.05m

12'5" x 6'7"

### Bedroom I

3.85m x 3.8m

12'6" x 12'4"

### Shower room

2.25m x 2.0m

7'3" x 6'5"

**TOTAL AREA: 56 SQM**

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



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