



Monica Wills House

ST MONICA TRUST

12 Monica Wills House **Two-bedroom, ground-floor apartment**



Bedminster, Bristol BS3 3NH

£305,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



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Specification

- East-facing, two-bedroom apartment located on the ground floor
- Light and spacious living room with French doors onto Juliet balcony
- Main bedroom with built-in wardrobe and modern en-suite shower room
- Good size second bedroom
- Modern kitchen with extractor fan, hob and eye-level oven, with space for washing machine, slimline dishwasher and fridge/freezer
- Generous hallway with storage and access to en-suite shower room
- Constructed in 2006
- Photos for illustrative purposes only



Typical kitchen



Typical shower room

Charges from 1 April 2026

Annual service charge

£5,982 single person per annum

£7,328 couple per annum

Council tax

Council tax band B

£2,110.64 per annum

Viewings

Please call the sales team

to book on **0117 949 4004**

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

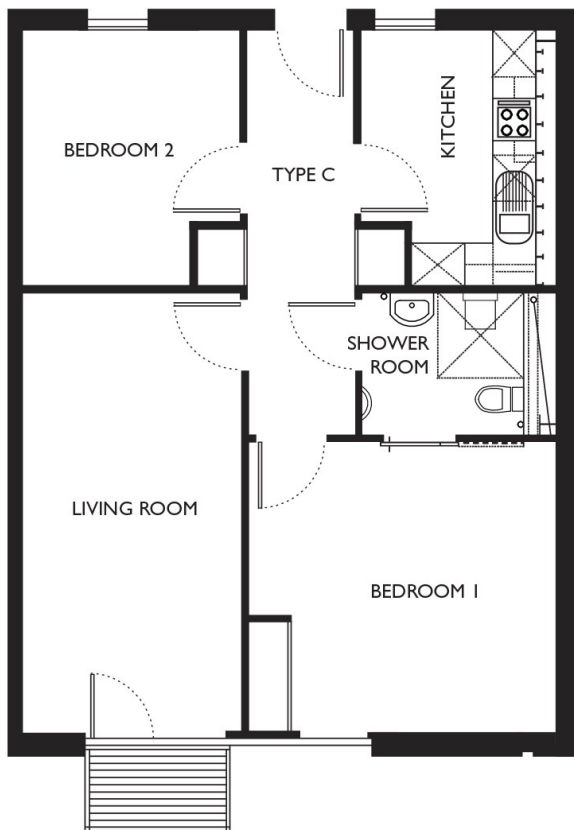


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Living room

6.20m x 3.00m

20'3" x 9'8"

Kitchen

3.60m x 2.44m

11'8" x 8'0"

Bedroom 1

4.24m x 4.1m

13'9" x 13'4"

Bedroom 2

3.60m x 3.05m

11'8" x 10'0"

TOTAL AREA: 72 SQM

To unsubscribe please telephone
0117 949 4004 or email
sales.team@stmonicastrust.org.uk



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