



Westbury Fields

ST MONICA TRUST

15 St Wulfstan Avenue Two-bedroom ground-floor apartment



Westbury-on-Trym, Bristol BS10 6TN

£320,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



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Specification

- Ground-floor apartment with cricket field views
- Living room with built-in storage and French doors onto patio
- Main bedroom with access to shower room
- Second bedroom/study
- Kitchen with extractor fan, hob and eye-level oven
- Jack and Jill shower room, access from main bedroom and hallway
- Constructed in 2003



Kitchen



Shower room

Charges from 1 April 2026

Annual service charge

£9,736 single person per annum

£13,135 couple per annum

An annual boiler service charge and maintenance charge of £250.08

Council Tax

Council Tax band C

£2,412.17 per annum

Viewings

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

EPC

Current EPC Band C (Rating 79)

Potential EPC Band C (Rating 79)

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.

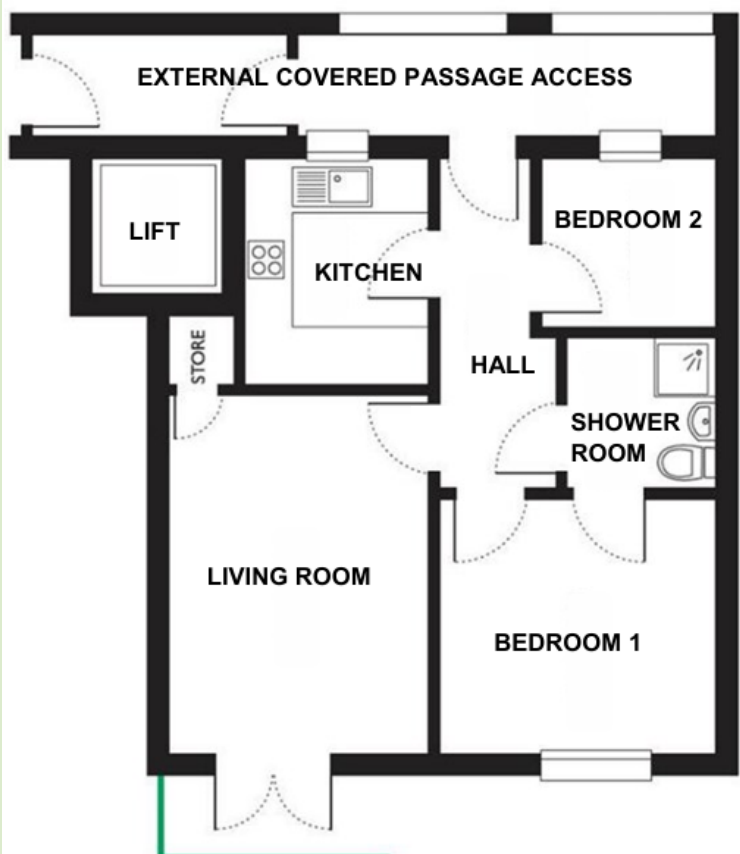


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Living room
4.50m x 3.34m
14'9" x 10'11"

Kitchen
2.80m x 2.40m
9'2" x 7'11"

Bedroom 1
3.62m x 3.20m
11'11" x 10'6"

Bedroom 2
2.32m x 2.05m
7'7" x 6'9"

TOTAL AREA: 59 SQM

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



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