

WESTBURY FIELDS

WESTBURY-ON-TRYM, BRISTOL BS10 6TN



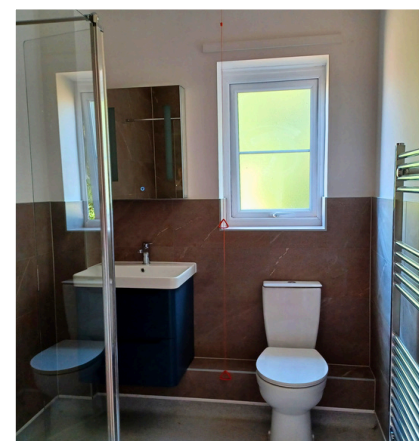
2 ST WULFSTAN AVENUE £395,000 leasehold

(other fees may apply)

West-facing, first-floor apartment with two bedrooms in a prime position overlooking the cricket field, enjoying views from a private balcony.

PROPERTY SPECIFICATION

- West-facing, first-floor apartment
- Living room with French doors opening onto private balcony overlooking cricket pitch
- 2 bedrooms
- Modern shower room
- Separate WC
- Kitchen with extractor fan, hob and eye-level oven
- Generous hallway with storage
- Constructed in 2003



Sales Team 0117 949 4004
www.stmonicastrust.org.uk

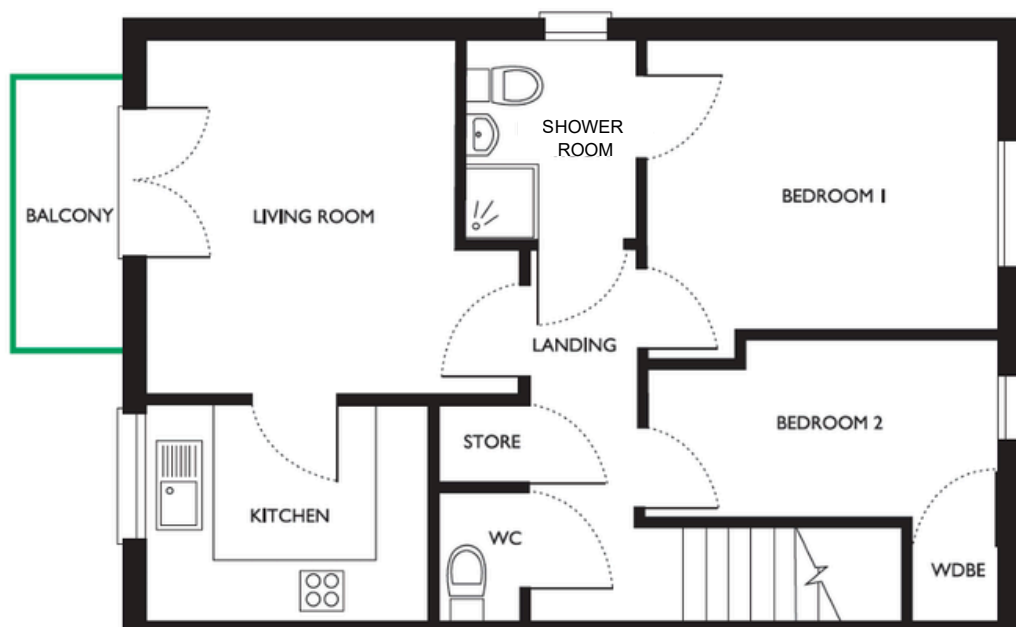
Registered charity: 202151



St Monica Trust



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2 St Wulfstan Avenue

Dimensions:		
Kitchen	2.92m x 2.30m	9'7" x 7'6"
Living room	3.76m x 3.22m	12'4" x 10'6"
Bedroom 1	3.80m x 3.06m	12'5" x 10'0"
Bedroom 2	3.80m x 2.60m	12'5" x 8'6"
Shower room	2.10m x 1.90m	6'10" x 6'2"

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement. Floor plan produced by Energy Plus.

Annual service charge

£9,736 single person per annum

£13,135 couple per annum

Other costs

An annual boiler service and maintenance charge of £250.08

Council tax

Council tax band C

£2,412.17 per annum

EPC

Current EPC band C (rating 74)

Potential EPC band C (rating 74)

Please note

This apartment is sold unfurnished. Certain particulars may vary, please check with our sales team.

St Monica Trust buys back all properties at the end of each ownership period. 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. If you express an interest you may need to meet with the Village Manager immediately after your viewing appointment.



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