

COTE LANE

WESTBURY-ON-TRYM, BRISTOL BS9 3FD



2 WILLOWPOOL

£345,000 leasehold

(other fees may apply)

One-bedroom, ground-floor apartment in Willowpool close to the scented gardens and allotments shared by the residents of our Cote Lane retirement village.



PROPERTY SPECIFICATIONS

Parking | 1 bedroom | 1 shower room | Kitchen

- One bedroom with en-suite shower room also accessible from the hallway
- Open-plan kitchen/living room
- Kitchen fitted with extractor fan, hob and eye-level oven
- Fitted storage cupboard off the hallway
- Built in 2014



Viewings

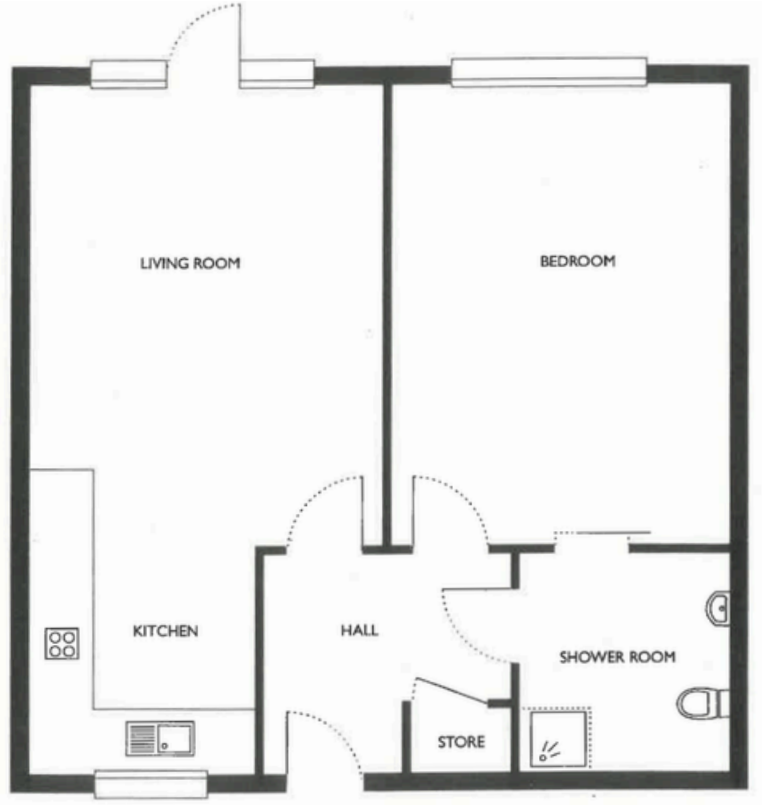
Please call the sales team to book on **0117 949 4004**.

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

Registered charity: 202151

St Monica Trust

ARCO APPROVED OPERATOR



2 Willowpool, Cote Lane

Approx area 527 sq ft / 49 sq m

Dimensions	
Living/dining room	4.9m x 3.6m / 16'1" x 11'9"
Kitchen	2.3m x 2.2m / 7'8" x 7'5"
Bedroom	4.7m x 3.4m / 15'7" x 11'2"

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

£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)

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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