



Cote Lane

ST MONICA TRUST

3 St Augustine's



Apartment



First floor



Cote Lane, Bristol BS9 3UL

**£335,000 leasehold
(other charges apply)**



St Monica Trust





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View from apartment

Specification

- South-west facing dual aspect, located on the first floor accessible by lift
- 1 of 12 St Augustine's apartments
- Spacious living room with built in storage
- One double bedroom with west facing views
- Kitchen with extractor fan, hob and eye level oven
- Space for under counter fridge
- New shower room to be fitted
- To be refurbished
- Constructed in 1920

PROPERTY UNDER PROBATE

Photos for illustrative purposes only

This will fall under the terms of the St Monica Trust updated lease



Kitchen



Living room

Annual Service Charge

£10,375 single person per annum

£11,930 couple per annum

Viewings

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

Council tax

Council Tax Band D

£2,583.89 per annum

EPC

Current EPC Band D (Rating 60)

Potential EPC Band C Rating 76)

Please note

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

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

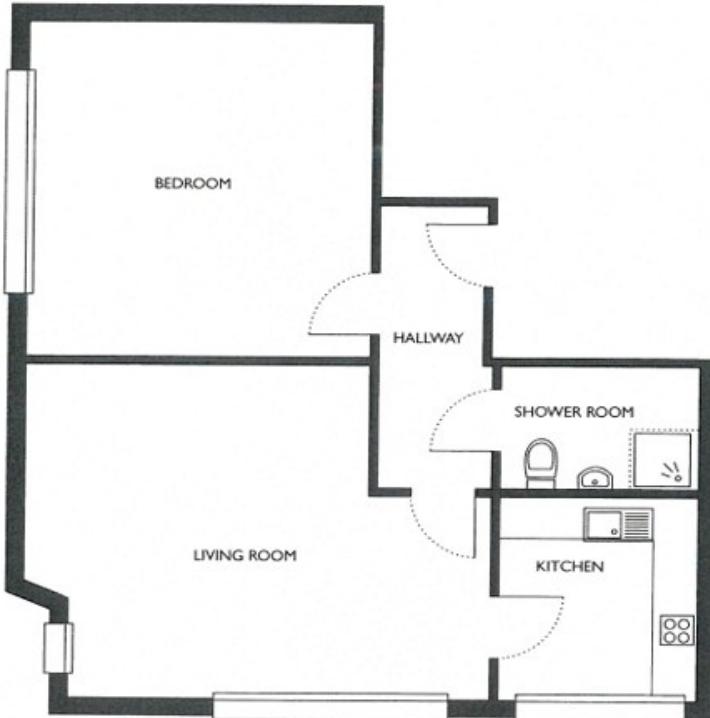
You may need to meet with the Village Manager as part of the allocations process. This will be booked at a time convenient to you.



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Living room
4.6m x 4.2m
15'3" x 13'11"

Kitchen
2.7m x 2.4m
8'8" x 7'11"

Bedroom
4.3m x 4.3m
14'0" x 14'0"

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

