

WESTBURY FIELDS

WESTBURY-ON-TRYM, BRISTOL BS10 6TY



4 CRICKET LANE

£240,000 leasehold

(other fees may apply)

Two-bedroom ground-floor apartment, ideally positioned close to the facilities of Sommerville House. The living room has French doors opening onto private outside space, perfect for displaying flower pots. The apartment offers two well-proportioned bedrooms, and storage in the hallway.



PROPERTY SPECIFICATION

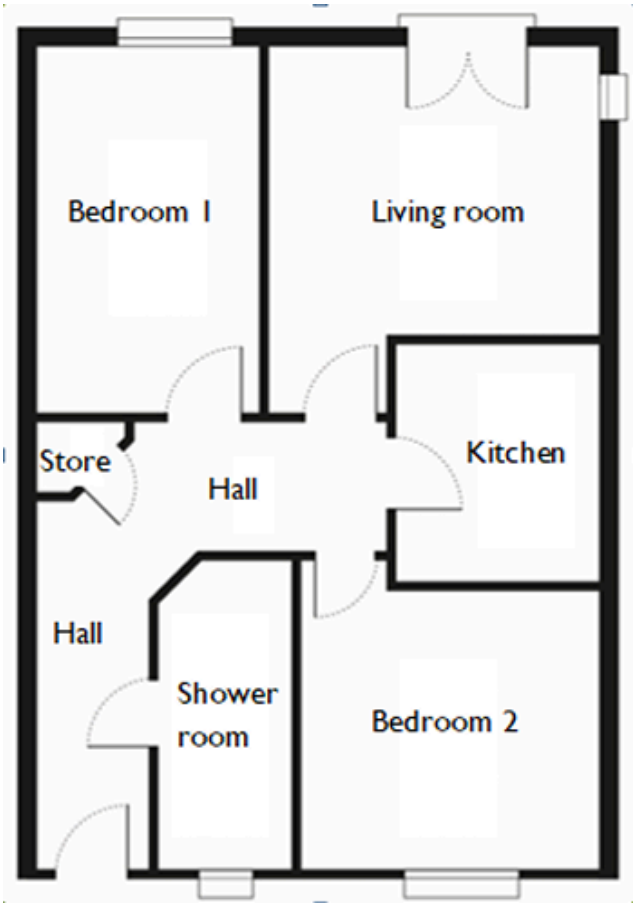
Parking | 2 bedrooms | 1 shower room | Kitchen

- Good-size living room with French doors onto private outside space
- Two bedrooms
- Modern shower room
- Modern kitchen with integrated hob, eye-level oven and extractor fan
- Freshly refurbished
- Constructed in 2003



VIEWINGS

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



4 Cricket Lane, Westbury Fields

Approx area 776 sq ft / 72 sq m

Dimensions	
Living room	4.23m sx 3.78m / 13'10" x 12'5"
Kitchen	2.77m x 2.22m / 9'1" x 7'3"
Bedroom 1	3.39m x 3.10m / 11'2" x 10'2"
Bedroom 2	4.2m x 2.59m / 13'10" x 8'6"
Shower room	3.56m x 1.53m / 11'8" x 5'0"

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

£11,161 single person per annum
£15,086 couple per annum

Other costs

An annual boiler service and maintenance charge of £250.08

Council tax

Council tax band B
£2,110.64 per annum

EPC

Current EPC band C (rating 78)
Potential EPC band C (rating 78)

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.

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

Registered charity: 202151

St Monica Trust

ARCO APPROVED OPERATOR