



Monica Wills House

ST MONICA TRUST

4 Monica Wills House

Two-bedroom lower-ground-floor apartment



Bedminster, Bristol BS3 3NH

£285,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



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Roof garden

Specification

- North-east facing 'A' style apartment located on the lower ground with close access to the restaurant
- Spacious living room with dining area and French doors opening onto a Juliet balcony
- Main bedroom with newly-refurbished en-suite shower room and storage
- Second bedroom
- Separate WC
- Kitchen with extractor fan, hob and eye-level oven and space for a washing machine and fridge/freezer
- Generous hallway with storage and vinyl flooring
- Constructed in 2006



Main bedroom



Living room

Charges from 1 April 2026

Service Charge

£5,982 single person per annum

£7,328 couple per annum

Council Tax

Council Tax Band B

£2,110.64 per annum

Viewings

Please call the sales team

to book on **0117 949 4004**

EPC

Current EPC Band C (Rating 77)

Potential EPC Band B (Rating 83)

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.

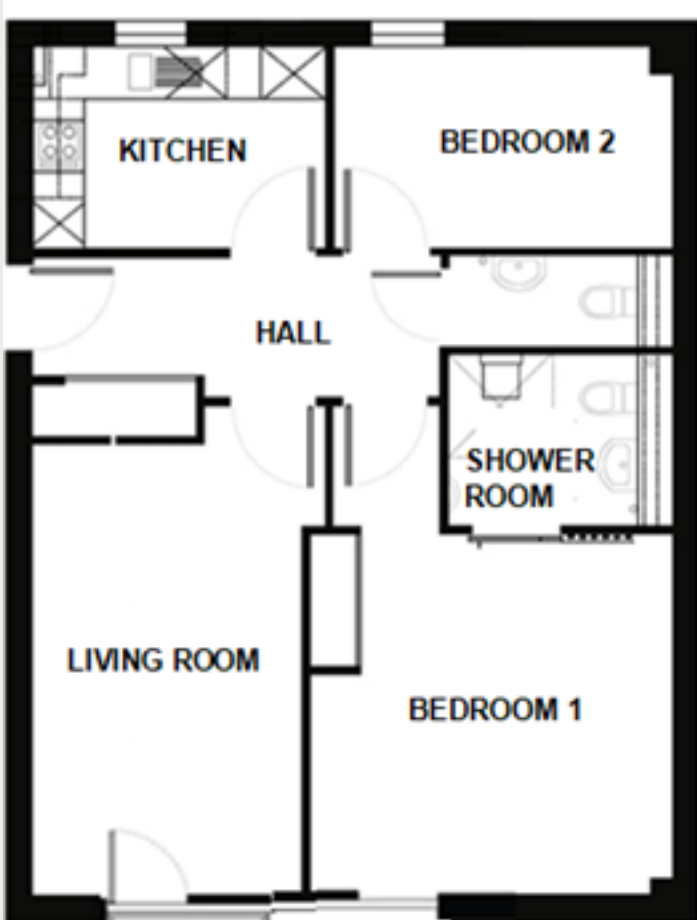
Please refer to the Guide to Fees document for a worked example.



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Living room

5.60m x 3.14m

18'3" x 10'3"

Kitchen

3.30m x 2.30m

10'8" x 7'5"

Bedroom 1

4.10m x 4.20m

13'4" x 13'7"

Bedroom 2

3.80m x 2.30m

12'4" x 7'5"

Shower

2.20m x 2.00m

7'2" x 6'5"

TOTAL AREA: 72

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



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