



Westbury Fields

ST MONICA TRUST

## 5 Cricket Lane

Two-bedroom apartment with Juliette balcony



Westbury-on-Trym, Bristol BS10 6TY

**£220,000 leasehold**  
(other charges apply)



St Monica Trust



APPROVED  
OPERATOR



Westbury Fields  
ST MONICA TRUST

# 5 Cricket Lane

Westbury-on-Trym, Bristol BS10 6TY



Cricket Lane

## Specification

- Living room with French doors opening onto a Juliette balcony
- Two good sized bedrooms
- Kitchen with extractor fan, hob and eye-level oven
- Walk-in shower room
- Generous hallway with storage
- Street level access
- Constructed in 2003



**Kitchen**



**Living room**

***Charges from 1 April 2026***

**Annual service charge**

£11,161 single person per annum

£15,086 couple per annum

An annual boiler service charge and maintenance charge of £250.08

**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 80)

Potential EPC Band B (Rating 81)

**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.

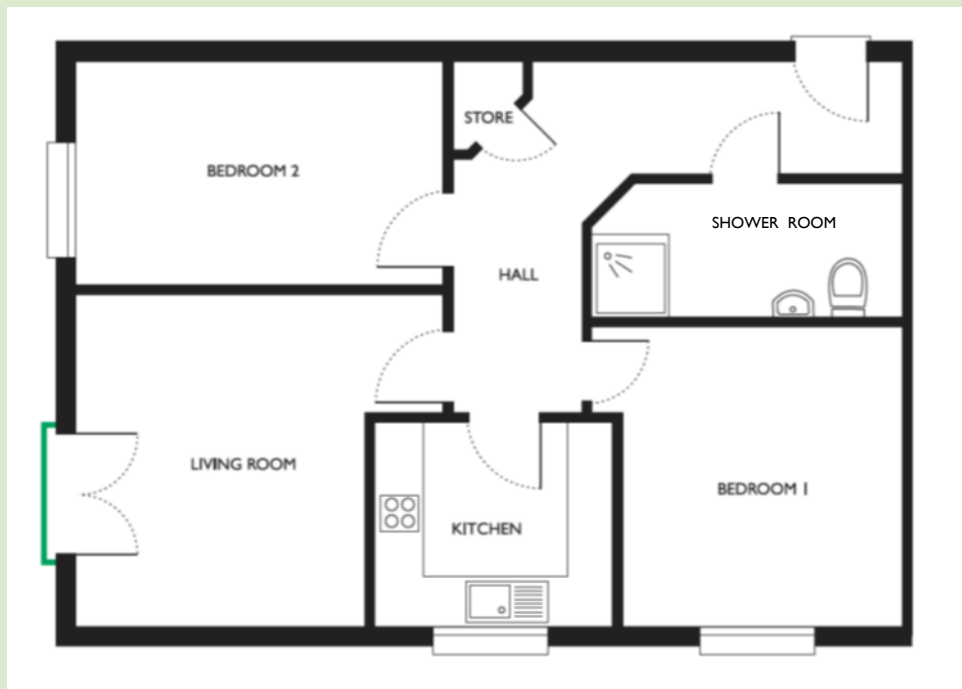


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**Living room**  
4.23m x 3.78m  
13'10" x 12'5"

**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**  
4.23m x 2.59m  
13'10" x 8'6"

**TOTAL AREA: 70 SQM**

To unsubscribe please telephone  
**0117 949 4004** or email  
[sales.team@stmonicastrust.org.uk](mailto:sales.team@stmonicastrust.org.uk)



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