



Westbury Fields

ST MONICA TRUST

8 Goddard Way

One-bedroom first floor apartment



Westbury-on-Trym, Bristol BS10 6TG

£250,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



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Specification

- First-floor apartment (ground-floor entrance with staircase and stairlift leading to the landing)
- Living room with Juliette balcony
- Double bedroom with storage
- Kitchen with extractor fan, hob and eye-level oven
- Walk-in shower room with access from the bedroom and landing
- Landing with storage
- Constructed in 2003



Kitchen



Bedroom 1

Charges from 1 April 2026

Annual service charge

£9,736 single person per annum

£13,135 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 74)

Potential EPC Band C (Rating 77)

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.

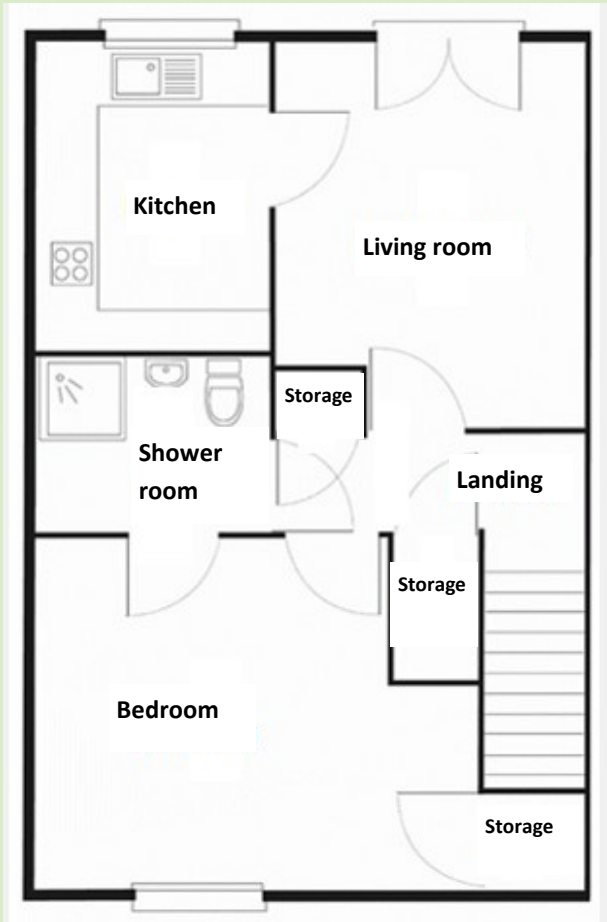


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Living room

4.11m x 3.29m

13'5" x 10'9"

Kitchen

3.27m x 2.41m

10'8" x 7'11"

Bedroom 1

4.61m x 3.74m

15'1" x 12'3"

TOTAL AREA: 67 SQM

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



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