



# Monica Wills House

ST MONICA TRUST

## 83 Monica Wills House

One-bedroom apartment on the third floor



Bedminster, Bristol BS3 3NJ

**£255,000 leasehold**  
(other charges apply)



St Monica Trust



APPROVED  
OPERATOR



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**Rooftop garden**

### Specification

- North-east facing apartment located on the third floor with views over Dundry Hill
- Living room with French door opening onto balcony
- Bedroom with storage and en-suite shower room
- Shower room with access from bedroom and hallway
- Kitchen with extractor fan, hob and eye-level oven and space for fridge/freezer and washing machine.
- Hallway with storage
- Constructed in 2006



**Kitchen**



**Atrium**

**Service charge**

£5,982 single person per annum  
£7,328 couple per annum

**Viewings**

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

**Council tax**

Council Tax Band A  
£1,809.12 per annum

**EPC**

Current EPC Band C (Rating 76)  
Potential EPC Band B (Rating 86)

**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

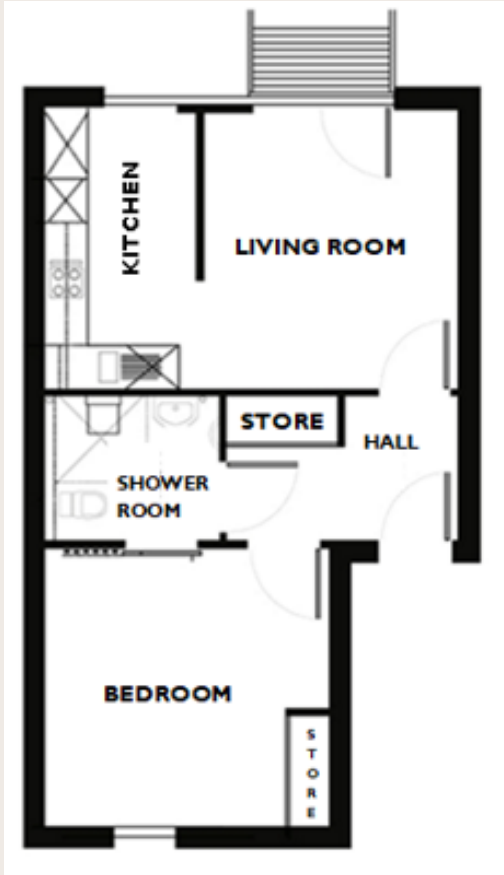
payment less any outstanding charges and your surrender fee. Please refer to the Guide to Fees document for a worked example



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### Living room

3.85m x 3.50m

12'6" x 11'4"

### Kitchen

3.83m x 2.05m

12'5" x 6'7"

### Bedroom

3.85m x 3.80m

12'6" x 12'4"

### Shower room

2.25m x 2.00m

7'3" x 6'5"

**TOTAL AREA: 49 SQM**

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



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