



Westbury Fields

ST MONICA TRUST

**9 Cricket Lane**

**Two-bedroom first floor apartment**



Westbury-on-Trym, Bristol BS10 6TY

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



St Monica Trust



APPROVED  
OPERATOR



Westbury Fields  
ST MONICA TRUST

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Cricket field

### Specification

- Apartment located on the first floor with lift access
- Living room with a Juliette balcony
- Two bedrooms
- New walk-in shower room
- Generous hallway with storage
- New kitchen with electric hob, extractor fan, and eye-level oven
- Constructed in 2003



**Kitchen**



**Shower 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 79)

Potential EPC Band C (Rating 79)

#### **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.

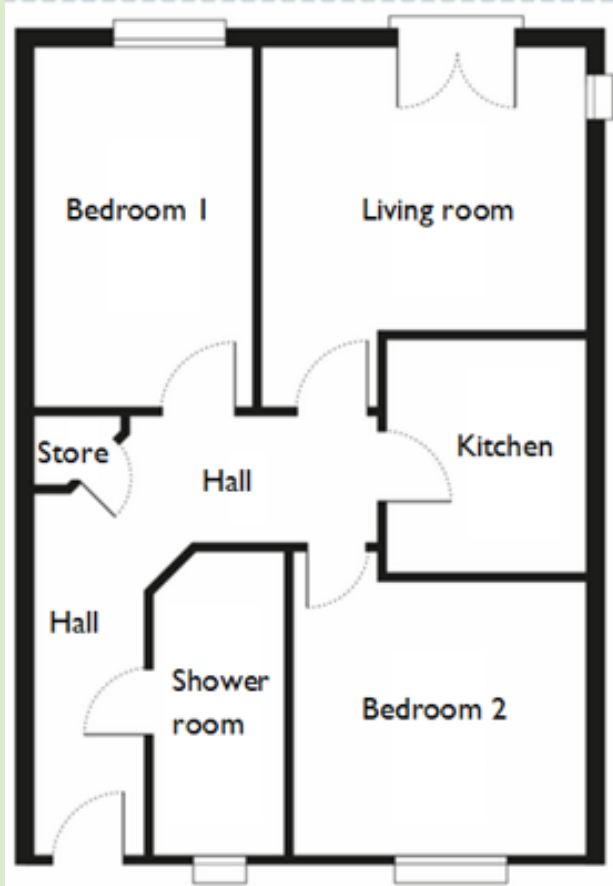


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### Living room

4.23m x 3.78m

13'10" x 12'5"

### Kitchen

4.52m x 3.69m

14'10" x 12'1"

### 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: 72 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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