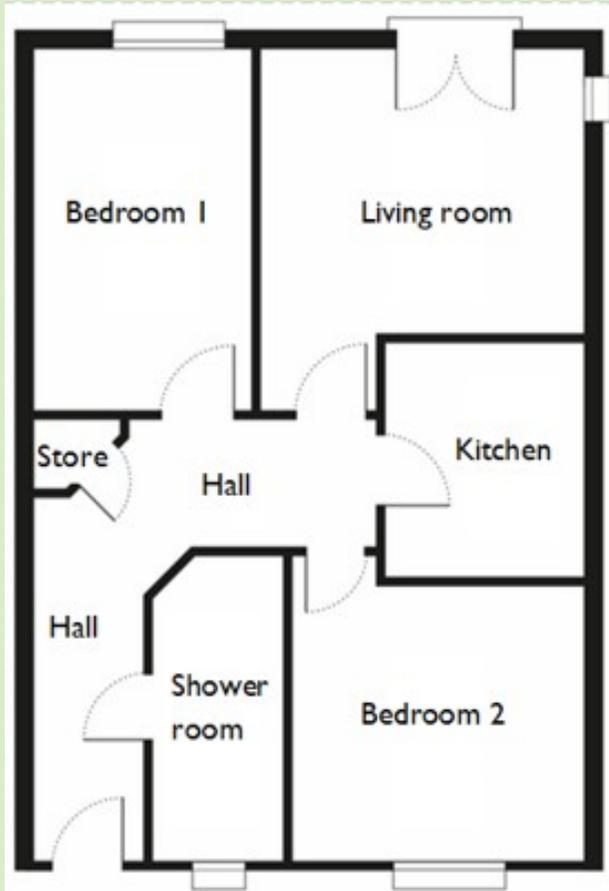




Westbury Fields  
ST MONICA TRUST

## 9 Cricket Lane

Westbury-on-Trym, Bristol BS10 6TY



### 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**

Price updated 6 March 2026

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



St Monica Trust APPROVED OPERATOR



St Monica Trust



Westbury Fields  
ST MONICA TRUST

## 9 Cricket Lane

Two bedroom first floor apartment



Cricket field

Westbury-on-Trym, Bristol BS10 6TY

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



APPROVED OPERATOR



Westbury Fields  
ST MONICA TRUST

## 9 Cricket Lane

Westbury-on-Trym, Bristol BS10 6TY



### Specification

- Apartment located on the first floor with lift access
- Living room with French doors opening onto 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

### Annual service charge

£10,711 single person per annum  
£14,478 couple per annum

### Viewings

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

An annual boiler service charge and  
maintenance charge of £240

### Council tax

Council Tax Band B  
£2,009.60 per annum

### 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.