



Westbury Fields

ST MONICA TRUST

9 Cricket Lane

Two bedroom first floor apartment



Westbury-on-Trym, Bristol BS10 6TY

£285,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



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Cricket Lane

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.

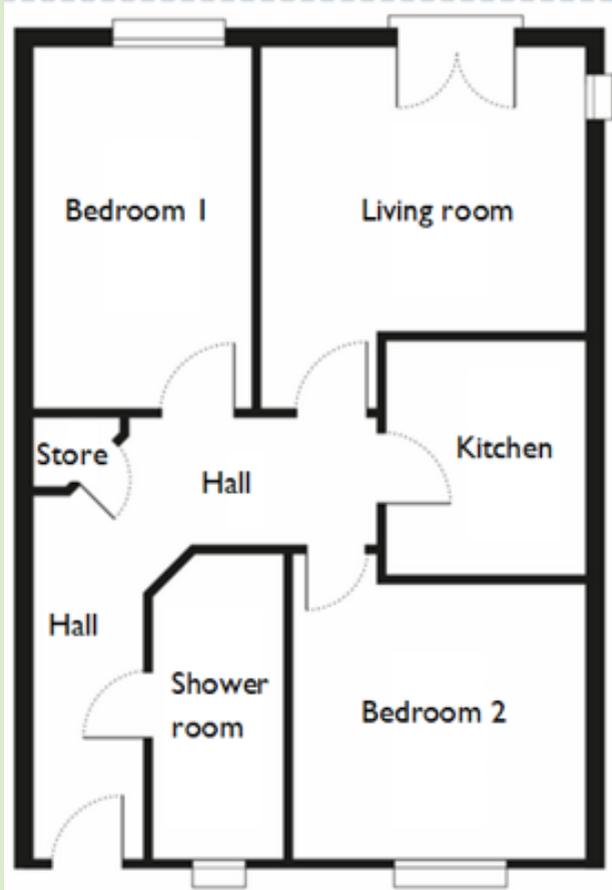


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Living room

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

Price updated 24 February 2026

To unsubscribe please telephone

0117 949 4004 or email

sales.team@stmonicastrust.org.uk



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