



Westbury Fields

ST MONICA TRUST

## 9 Cricket Lane

### Two bedroom first floor apartment



Cricket field

Westbury-on-Trym, Bristol BS10 6TY

**£290,000 leasehold  
(other charges apply)**



St Monica Trust





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ST MONICA TRUST

## 9 Cricket Lane

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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

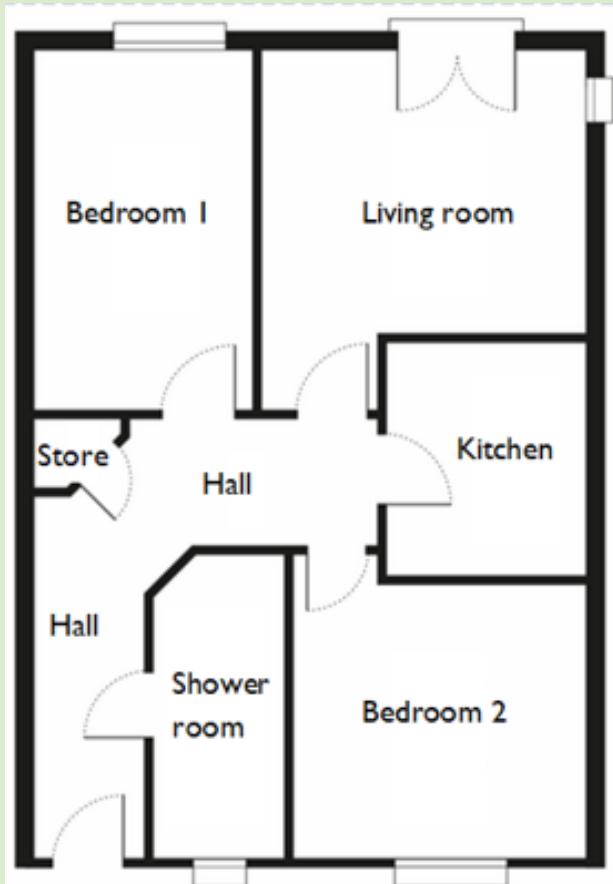
process. This will be  
booked at a time  
convenient to you.

#### **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.



### Living room

4.23m x 3.78m

13'10" x 12'5"

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### Kitchen

4.52m x 3.69m

14'10" x 12'1"

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### Bedroom 1

3.39m x 3.10m

11'2" x 10'2"

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### Bedroom 2

4.23m x 2.59m

13'10" x 8'6"

**TOTAL AREA: 72 SQM**

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