



Westbury Fields

ST MONICA TRUST

## 9 Cricket Lane

Two bedroom first floor apartment



Cricket field

Westbury-on-Trym, Bristol BS10 6TY



St Monica Trust

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



APPROVED  
OPERATOR



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### 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.

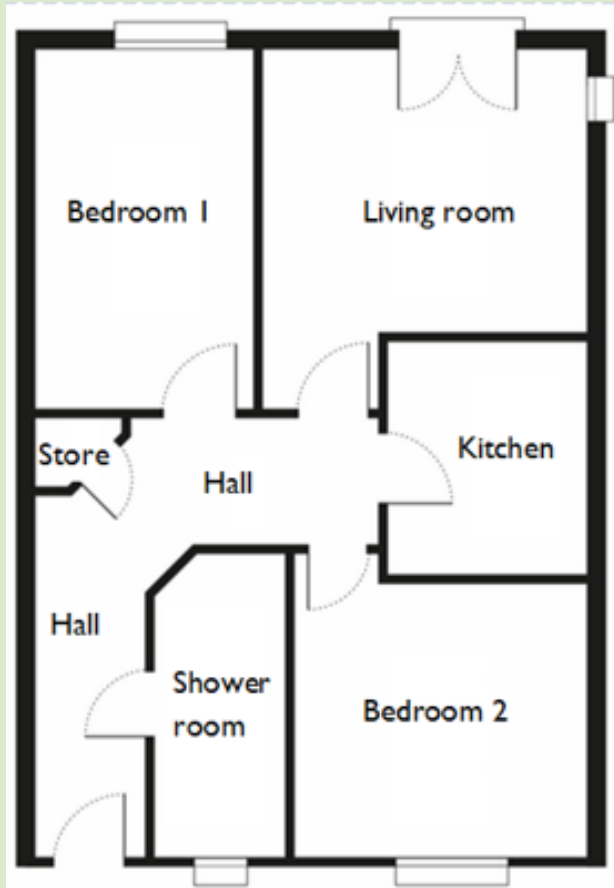


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### Living room

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**

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



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