



Monica Wills House

ST MONICA TRUST

99 Monica Wills House One-bedroom, fourth-floor apartment



Bedminster, Bristol BS3 3NJ

£270,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



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Specification

- East-facing, one-bedroom apartment located on the fourth floor with views towards Windmill Hill and Dundry
- Light and spacious living room with large floor-to-ceiling windows
- One double bedroom with storage and en-suite shower room
- Shower room, also has access to hallway
- Kitchen with French doors opening onto balcony, fitted with extractor fan, hob and eye level oven, space for fridge/freezer, slimline dishwasher and washing machine
- Hallway with storage and access to en-suite shower room
- Constructed in 2006
- Photos for illustrative purposes only



Typical kitchen



Typical shower room

Charges from 1 April 2026

Annual service charge

£5,982 single person per annum

£7,328 couple per annum

Council tax

Council tax band A

£1,809.12 per annum

Viewings

Please call the sales team

to book on **0117 949 4004**

EPC

Current EPC band C (rating 77)

Potential EPC band B (rating 82)

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

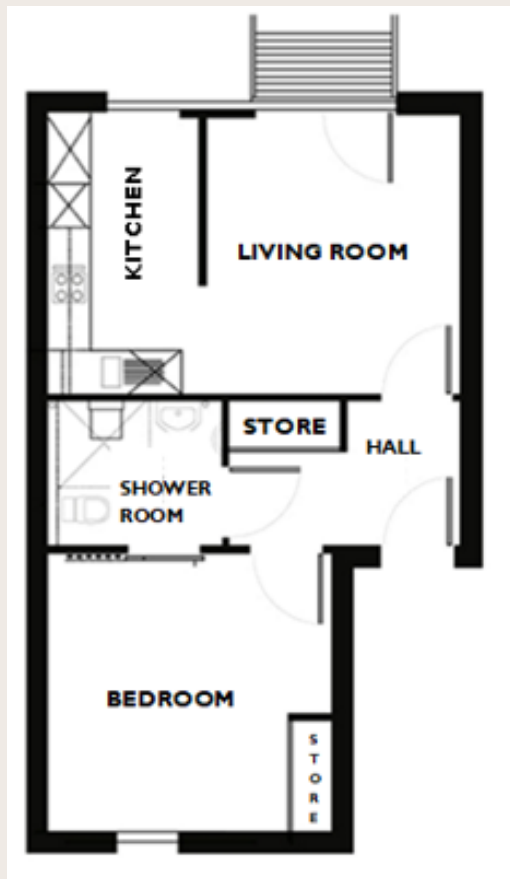


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Living room

3.85m x 3.50m

12'6" x 11'4"

Kitchen

3.83m x 2.05m

12'5" x 6'7"

Bedroom

3.85m x 3.80m

12'6" x 12'4"

Shower room

2.25m x 2.00m

7'3" x 6'5"

TOTAL AREA: 49 SQM

To unsubscribe please telephone
0117 949 4004 or email
sales.team@stmonicastrust.org.uk



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