



Cote Lane
ST MONICA TRUST

I St. Augustine's Two bedroom ground floor apartment



Cote Lane, Bristol BS9 3UL

£605,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



I St. Augustine's

Cote Lane, Bristol 3UL

Cote Lane

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Communal gardens

Specification

- South west facing, apartment located on the ground floor set in an attractive stone building
- Main entrance access for only two other apartments
- Direct outside access through French doors to communal garden
- Featuring high ceilings and large picture windows
- Three feature period fireplaces
- Two spacious double bedrooms
- Spacious living room with dining area
- Kitchen with extractor fan, hob and eye level oven with space for slimline dishwasher, washing machine and fridge
- Parking space in close proximity
- To be refurbished throughout in 2024



Lounge



Shower room

Community fees 2024/25

£12,107 single person per annum

£13,921 couple per annum

Council tax 2024/25

Council Tax Band E

£3,007.05 per annum

EPC

Current EPC Band D (Rating 58)

Potential EPC Band C (Rating 78)

Viewings

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



Kitchen

Please note

This apartment is sold unfurnished. Dimensions shown are maximum. Certain particulars may vary, please check with our sales team.

St Monica Trust buys back all properties at the end of each ownership period.

The seller receives back the original purchase price after deducting a reinstatement charge and any outstanding charges. The reinstatement charge covers the costs of putting the apartment back into an 'as new' condition. The cost of the reinstatement varies from £3,000 to

£10,000 dependent on the size of the apartment and the level of redecoration required.

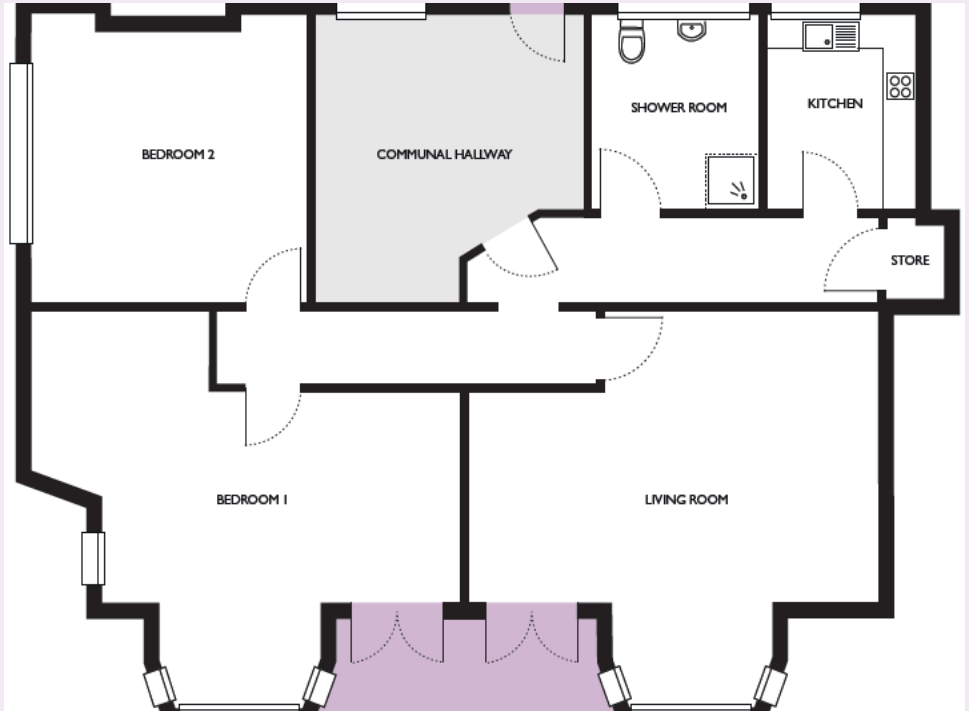
If you express an interest you may need to meet with the Village Manager immediately after your viewing appointment.



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Living room

5.80m x 5.60m

18'11" x 18'3"

Bedroom 1

5.40m x 4.20m

17'10" x 13'11"

Bedroom 2

4.30m x 4.20m

14'0" x 13'11"

Kitchen

2.90m x 3.0m

9'8" x 7'8"

TOTAL AREA: 99 SQM

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



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