



# Monica Wills House

ST MONICA TRUST

## I 03 Monica Wills House One bedroom fourth floor apartment



Bedminster, Bristol BS3 3NJ

**£255,000 leasehold**  
(other charges apply)



St Monica Trust



APPROVED  
OPERATOR



Monica Wills House  
ST MONICA TRUST

## 103 Monica Wills House Bedminster, Bristol BS3 3NJ



View from apartment

### Specification

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- East facing D style apartment with views of Dundry countryside
- To be redecorated in 2024 to include a new kitchen
- Spacious living room opening onto balcony
- Bedroom with en-suite shower room
- Kitchen fitted with integrated oven, hob and extractor fan and space for fridge/freezer and washing machine
- Lift access
- Constructed in 2006
- Shared ownership option available



**Typical kitchen**



**Living room example**

## Community Fee

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£5,253 single person pa

£6,435 couple pa

Council Tax Band A £1,563.49pa

Current EPC Band C (Rating 70)

Potential EPC Band B (Rating 83)

## Viewing dates

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**Monday 19 February 2024**

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

### **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.

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.

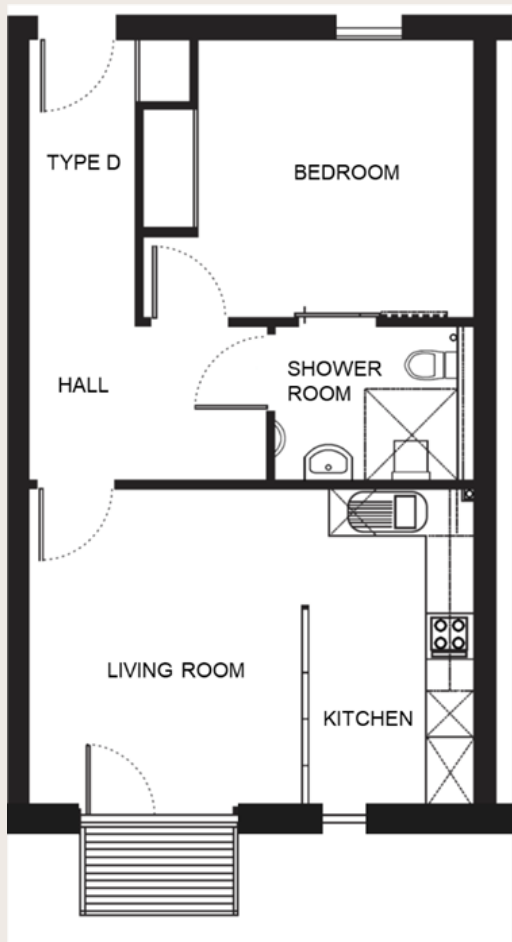


## Monica Wills House

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### Living room

4.08m x 3.5m

13'3" x 11'4"

### Kitchen

4.08m x 2.1m

13'3" x 6'8"

### Bedroom

4.25m x 3.6m

13'9" x 11'8"

### Shower room

2.35m x 2.0m

7'7" x 6'5"

**TOTAL AREA: 56 SQM**

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



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