



Monica Wills House

ST MONICA TRUST

104 Monica Wills House

One bedroom apartment with private patio



Bedminster, Bristol BS3 3NHJ

£285,000 leasehold
(other charges apply)



St Monica Trust

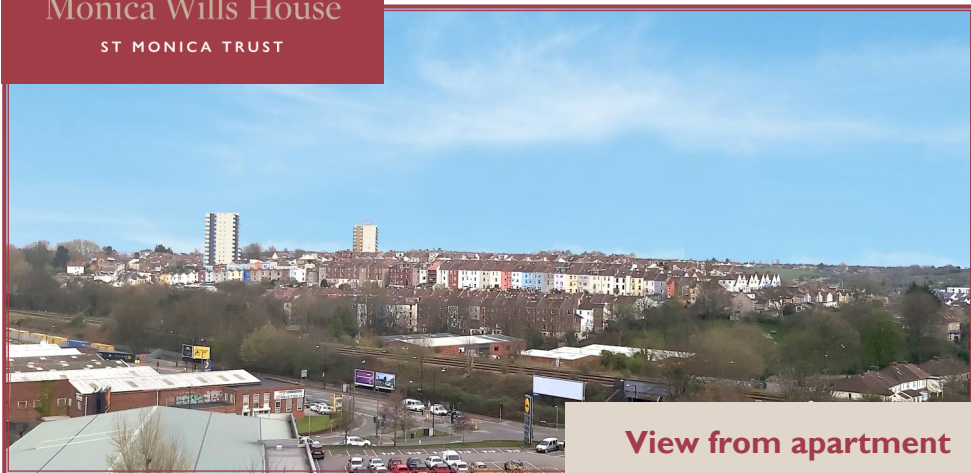


APPROVED
OPERATOR



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View from apartment

Specification

- East facing, located on the fourth floor with views over Dundry countryside
- Featuring high ceilings and large picture windows
- Spacious living room with dining area
- One double bedrooms, one ensuite
- New kitchen with extractor fan, hob and eye level oven
- New shower room
- Generous hallway
- Newly refurbished
- Constructed in 2006

Available June 2025

Awaiting Grant of Probate

This will fall under the terms of the St Monica Trust updated lease



Kitchen



Bedroom 1

Service charge

£5,741 single person per annum

£7,033 couple per annum

Viewings

Please call the sales team

to book on **0117 949 4004**

Council tax

Council Tax Band A

£1,722.60 per annum

EPC

Current EPC Band C (Rating 78)

Potential EPC Band B (Rating 83)

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

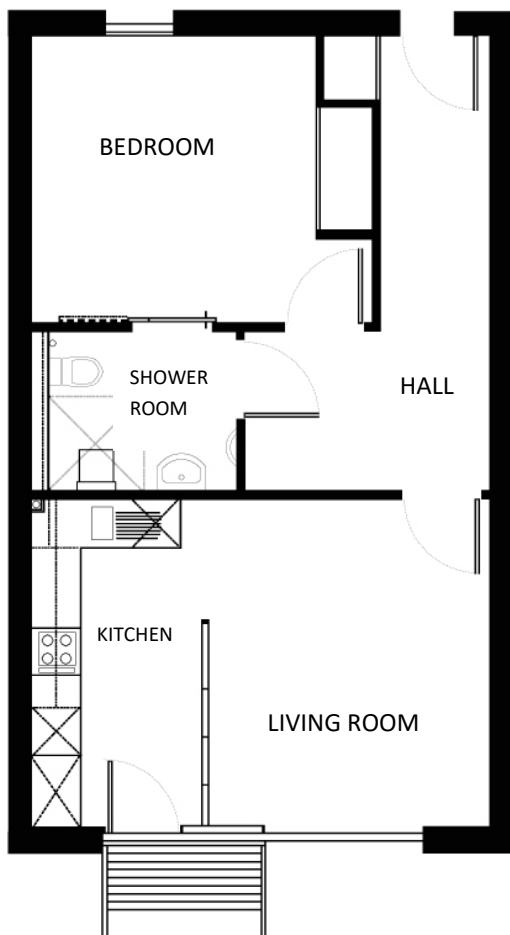
return to you the amount of your original capital payment less any outstanding charges and your surrender fee. Please refer to the Guide to Fees document for a worked example



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Living room

4.08m 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 QM

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



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