



Cote Lane  
ST MONICA TRUST

## 10 Oatley House

**Two bedroom, upper ground floor apartment with study**



Cote Lane, Bristol BS9 3TN



St Monica Trust

**£690,000 leasehold**  
**(other charges apply)**



APPROVED  
OPERATOR



Cote Lane  
ST MONICA TRUST

# 10 Oatley House



**Reception room**

## Specification

- South and south west facing apartment, located on the upper ground floor
- Generous entrance hallway
- Two large double bedrooms
- Separate study space
- Easy access to chapel, pool, and café
- Kitchen with extractor fan, hob and eye level oven. Space for fridge/freezer, washing machine and dishwasher
- To be redecorated before move in
- Apartment in the historic, Grade II listed Oatley house. Constructed in 1920

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



**Study**



**Bedroom**

### **Annual service charge**

£13,032 single person per annum

£16,862 couple per annum

### **Other costs**

An annual boiler service and maintenance charge of £240

### **Council tax**

Council Tax Band E

£3,158.10 per annum

### **Viewings**

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

### **EPC**

Current EPC Band C (Rating 74)

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.

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

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

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

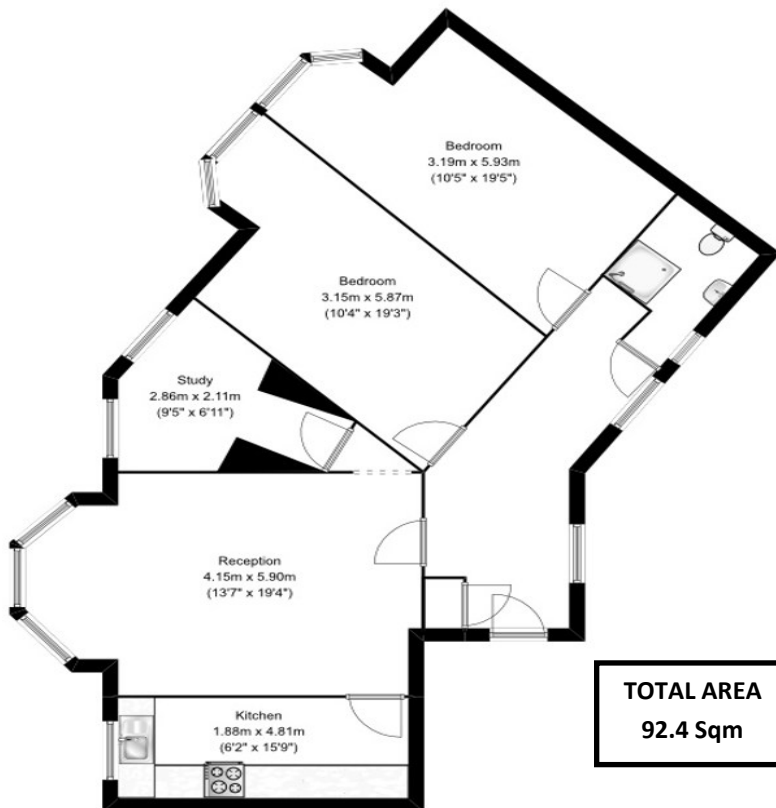


Cote Lane  
ST MONICA TRUST

# 10 Oatley House

Cote Lane, Bristol BS9 3TN

Approx Gross Internal Floor Area: 92.4 sq. m / 994.1 sq. ft



## Reception

4.15m x 5.9m

## Kitchen

1.88m x 4.81m

## Bedroom

3.15m x 5.87m

## Bedroom

3.19m x 5.93m

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



St Monica Trust



APPROVED  
OPERATOR