

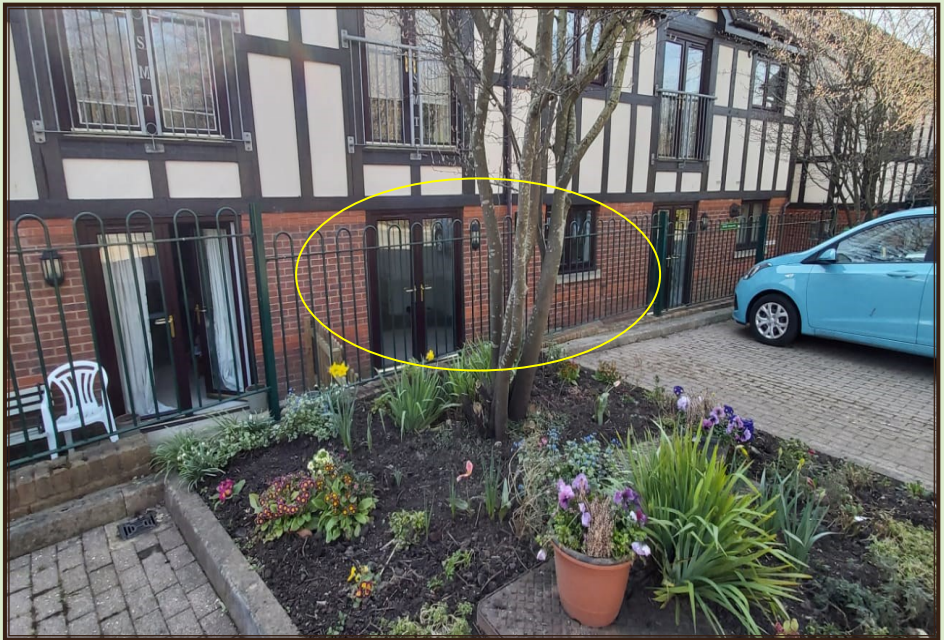


Westbury Fields

ST MONICA TRUST

11 Goddard Way

One bedroom ground floor apartment



Westbury Fields, Bristol BS10 6TG

£295,000 leasehold

(other charges apply)



St Monica Trust



APPROVED
OPERATOR



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ST MONICA TRUST

11 Goddard Way

Westbury Fields, Bristol BS10 6TG



Cricket ground

Specification

- Situated close to Cricketers restaurant
- North-west facing living room with French doors onto patio
- Bedroom with modern ensuite shower room
- Hallway with walk-in storage and Guest WC
- Modern kitchen with integrated hob, oven and extractor fan. Space for fridge/freezer, washing machine and dishwasher
- Constructed in 2003
- To be redecorated in 2025

Available April 2025

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



Kitchen



Shower room

Service charge

£9,344 single person per annum

£12,606 couple per annum

Viewings

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

Council tax

Council Tax Band B

£2,009.60 per annum

EPC

Current EPC Band C (Rating 80)

Potential EPC Band B (Rating 80)

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. Th

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

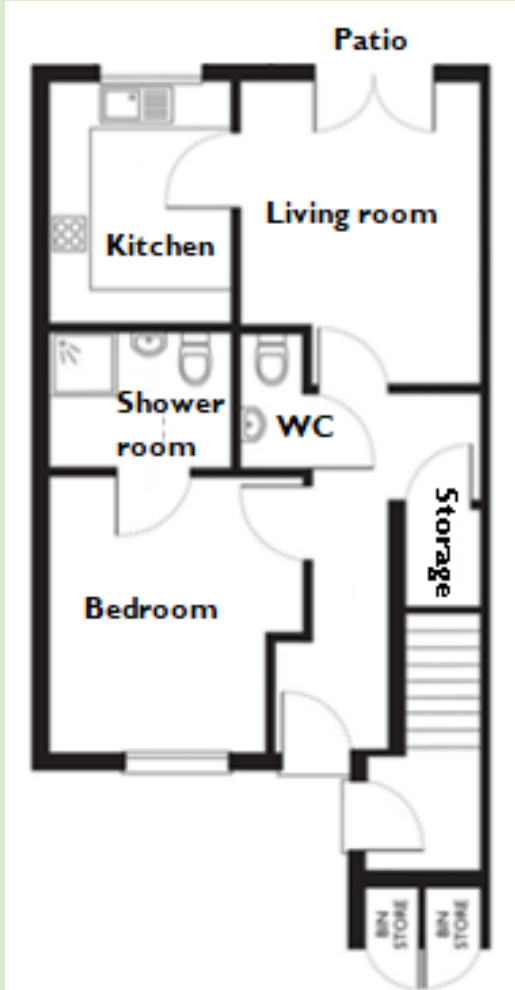


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Living room

4.27m x 3.32m

14'0" x 10'9"

Kitchen

3.32m x 2.34m

10'9" x 7'8"

Bedroom

3.66m x 3.08m

12'0" x 10'11"

Shower room

2.13m x 1.96m

7'0" x 6'5"

TOTAL AREA: 63 SQM

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



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