



Westbury Fields

ST MONICA TRUST

11 St Wulfstan Avenue

Two bedroom ground floor apartment



Westbury on Trym, Bristol BS10 6TN



St Monica Trust

£395,000 leasehold
(other charges apply)



APPROVED
OPERATOR



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View from apartment

Specification

- North west facing apartment, on the ground floor close to the amenities located in Sommerville House
- Spacious living room with built in storage and French doors leading onto patio overlooking the cricket field
- Main bedroom with cricket field views and an updated ensuite shower room which has access to hallway
- Second bedroom/study
- Modern kitchen with extractor fan, hob and eye level oven and space for fridge/freezer, washing machine/dryer and dishwasher
- Constructed in 2003
- Refurbished 2025

Available April 2025

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



Typical kitchen



Typical 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 C

£2,296.79 per annum

EPC

Current EPC Band C (Rating 79)

Potential EPC Band C (Rating 79)

Please note

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

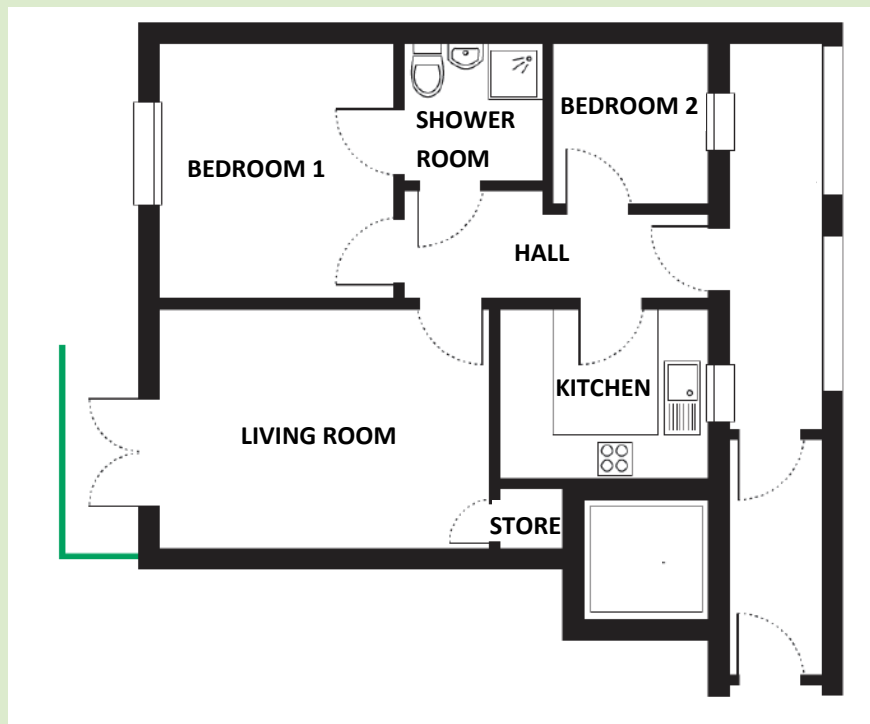


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Living room

4.50m x 3.34m

14'9" x 10'11"

Kitchen

2.80m x 2.40m

9'2" x 7'11"

Bedroom 1

3.62m x 3.20m

11'11" x 10'6"

Bedroom 2

2.32m x 2.05m

7'7" x 6'9"

Shower room

2.02m x 2.01m

6'7" x 6'7"

TOTAL AREA: 59 SQM

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



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