



Cote Lane
ST MONICA TRUST

12 Willowpool

One bedroom first floor apartment



Cote Lane, Bristol BS9 3FD

£370,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



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View from apartment

Specification

- Located on the first floor with south-facing views towards private gardens
- One double bedroom with spacious en-suite shower room
- Spacious open plan kitchen, dining/reception room
- Kitchen with extractor fan, hob and eye level oven with space for washer/dryer, dishwasher and fridge freezer
- Electric heating
- Hallway featuring built-in storage and direct access to shower room for guests
- Recently refurbished
- Constructed in 2014

*Available September 2025
Photos for illustrative
purposes only*



Typical bedroom



Typical shower room

Annual service charge

£10,375 single person per annum

£11,930 couple per annum

Viewings

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

Council tax

Council Tax Band D

£2,583.89 per annum

EPC

Current EPC Band C (rating 75)

Potential EPC Band B (rating 85)

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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Bedroom

5.30m x 3.40m

17'5" x 11'2"

Livingroom/ Kitchen

5.40m x 3.60m

17'9" x 11'9"

Kitchen

2.30m x 2.20m

7'8" x 7'5"

Total area: 52 sqm

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



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