



Monica Wills House

ST MONICA TRUST

122 Monica Wills House Two bedroom top floor apartment



Bedminster, Bristol BS3 3NJ

£299,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



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Specification

- West facing 'C' style apartment, located on the fourth floor
- Light and spacious living room with glass doors onto balcony
- Main bedroom with built in wardrobe and ensuite shower room
- Good size second bedroom
- Kitchen with extractor fan, hob and eye level oven. Space for washing machine, fridge/freezer and breakfast table
- Generous hallway with storage and access to ensuite shower room
- To be refurbished in 2024
- Constructed in 2006
- Available July 2024



Typical kitchen



Typical shower room

Community fees

£5,547 single person per annum

£6,795 couple per annum

Viewings

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

Council tax

Council Tax Band B

£1,913.60 per annum

EPC

Current EPC Band D (Rating 61)

Potential EPC Band C (Rating 80)

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.

The seller receives back the original purchase price after deducting a reinstatement charge and any outstanding charges.

The reinstatement charge covers the costs of putting the apartment back into an 'as new' condition. The cost of the reinstatement varies from £3,000 to

£10,000 dependent on the size of the apartment and the level of redecoration required.

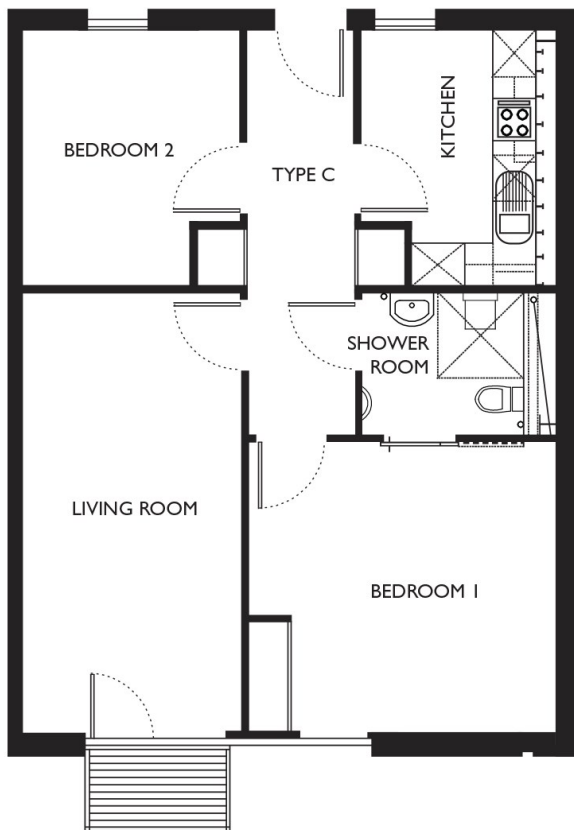
If you express an interest you may need to meet with the Village Manager immediately after your viewing appointment.



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Living room

6.20m x 3.00m

20'3" x 9'8"

Kitchen

3.60m x 2.44m

11'8" x 8'0"

Bedroom 1

4.24m x 4.10m

13'9" x 13'4"

Bedroom 2

3.60m x 3.05m

11'8" x 10'0"

TOTAL AREA: 72 SQM

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



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