



Westbury Fields

ST MONICA TRUST

**16 St Wulfstan Avenue**

**Three bedroom apartment with balcony**



Westbury on Trym, Bristol BS10 6TN

**£495,000 leasehold**  
**(other charges apply)**



St Monica Trust



APPROVED  
OPERATOR



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ST MONICA TRUST

# 16 St Wulfstan Avenue

Westbury on Trym, Bristol BS10 6TN



View from apartment

## Specification

- North west facing apartment, located on the first floor
- Living room with balcony and pleasant views over cricket field
- Main bedroom with cricket field views and new ensuite shower room also opening to landing
- Second bedroom/study
- Third attic bedroom with ensuite shower room
- Modern kitchen with extractor fan, hob and eye level oven and space for fridge/freezer and washing machine/dryer.
- Constructed in 2003
- Newly refurbished in 2024

*Available August 2024*



**Kitchen**



**Shower room**

### **Community fees**

£11,160 single person per annum

£15,099 couple per annum

### **Council tax**

Council Tax Band C

£2,186.95 per annum

### **Viewings**

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

### **EPC**

Current EPC Band C (Rating 78)

Potential EPC Band C(Rating 78)

**Attic bedroom with  
ensuite shower room**



### **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.

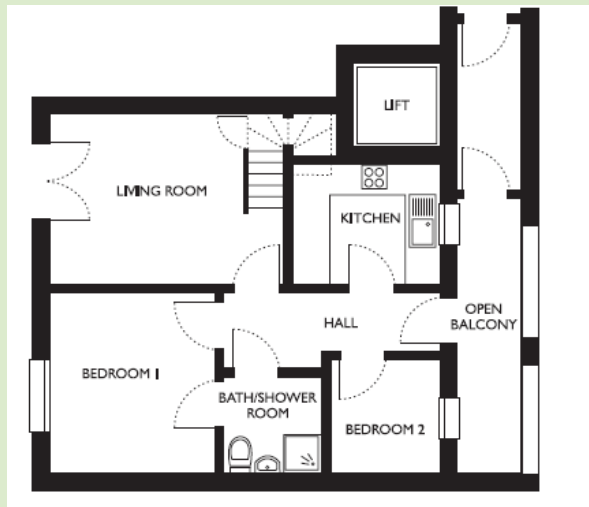


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## Living room

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

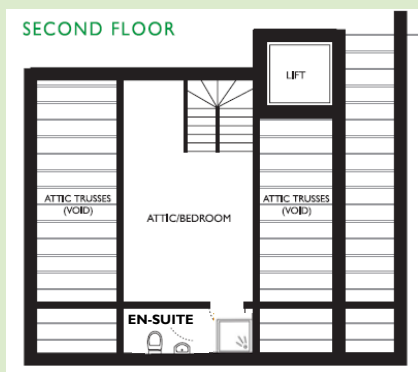
2.32m x 2.05m

7'7" x 6'9"

## Attic Bedroom

4.00m x 3.30m

13'1" x 10'10"



**TOTAL AREA: 104 SQM**

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



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