



Westbury Fields

ST MONICA TRUST

## 25 Jessop Crescent

Two bedroom ground floor apartment



Westbury on Trym, Bristol BS10 6TQ

**£499,000 leasehold**  
(other charges apply)



St Monica Trust



APPROVED  
OPERATOR



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### Specification

- South east facing apartment, on the ground floor
- Spacious living room with French doors leading onto patio overlooking the cricket field
- Main bedroom with cricket field views, storage and an updated ensuite shower room
- Second bedroom
- Second shower room
- Modern kitchen with extractor fan, hob and eye level oven and space for fridge/freezer and washing machine/dryer and dishwasher
- Constructed in 2003
- To be refurbished late 2025

*Available March 2025*



**Typical Kitchen**



**Typical shower room**

### **Community fees \***

£10,349 single person per annum

£13,988 couple per annum

### **Viewings**

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

### **Council tax \***

Council Tax Band C

£2,186.95 per annum

### **EPC**

Current EPC Band C (Rating 78)

Potential EPC Band C(Rating 79)

\* New fees will apply from 1st  
April 2025

#### **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.

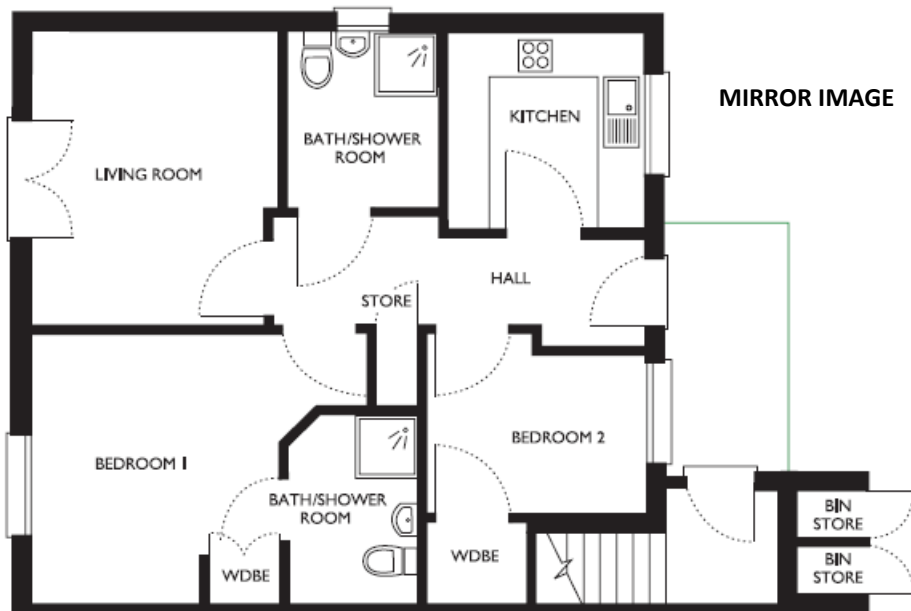


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### Living room

4.00m x 3.60m

13'1" x 11'9"

### Kitchen

2.70m x 2.70m

8'10" x 8'10"

### Bedroom 1

4.52m x 3.69m

14'10" x 12'1"

### Bedroom 2

3.69m x 2.97m

12'1" x 9'9"

### Shower room

2.37m x 2.10m

7'9" x 6'10"

**TOTAL AREA: 75 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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