



Westbury Fields

ST MONICA TRUST

**26 St Wulfstan Avenue**  
**Two bedroom first floor apartment**



Westbury on Trym, Bristol BS10 6TN

**£315,000 leasehold**  
**(other charges apply)**



St Monica Trust



APPROVED  
OPERATOR



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ST MONICA TRUST

# 26 St Wulfstan Avenue

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View from balcony

## Specification

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- East facing apartment close to the cricket field and pavilion
- Light and airy living room opening onto balcony with views of cricket field
- Spacious main bedroom
- Second bedroom with storage
- WC and storage off landing
- Modern kitchen with eye level oven and extractor fan and space for fridge/freezer, washing machine and dishwasher
- Constructed in 2003 and refurbished in 2024
- Shared ownership option available



Typical kitchen



Typical shower room

## Fees

£8,549 single person pa

£11,534 couple pa

Council Tax Band C £2,084.65 pa

Current EPC Band C (Rating 72)

Potential EPC Band C (Rating 76)

## Viewing dates

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

### 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.

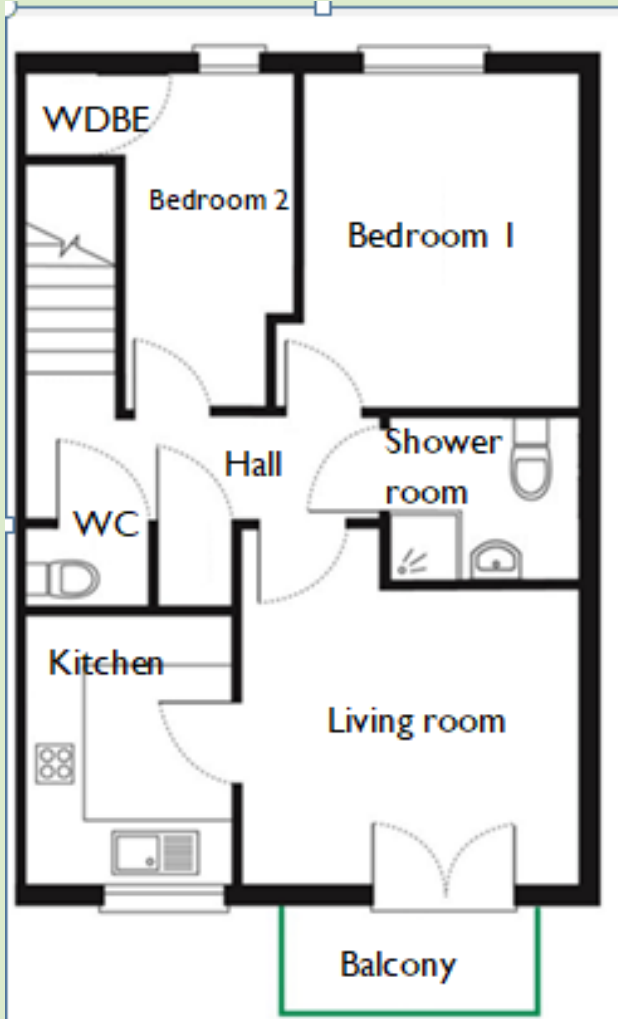


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### Living room

3.76m x 3.22m

12'4" x 10'6"

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### Kitchen

2.92m x 2.30m

9'7" x 7'6"

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### Bedroom 1

3.80m x 3.06m

12'5" x 10'0"

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### Bedroom 2

3.80m x 2.60m

12'5" x 8'6"

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### Shower

2.10m x 1.90m

6'10" x 6'2"

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**TOTAL AREA: 69 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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