



Westbury Fields

ST MONICA TRUST

3 Goddard Way

Two bedroom apartment with patio



Westbury-on-Trym, Bristol BS10 6TG



St Monica Trust

£465,000 leasehold
(other charges apply)



APPROVED
OPERATOR



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Cricket field

Specification

- West facing, ground floor apartment close to the Cricketers café
- Living room with French windows leading onto patio
- Main bedroom with en-suite shower room
- Second bedroom/study
- Modern kitchen with extractor fan, hob and eye level oven
- Generous hallway with storage
- Cloakroom
- Freshly redecorated and recarpeted throughout
- Constructed in 2003

Awaiting grant of probate
prior to exchange of contracts



Typical kitchen



Typical shower room

Annual service charge

£11,791 single person per annum

£15,867 couple per annum

An annual boiler service charge and maintenance charge of £240

Viewings

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

Council tax

Council Tax Band C

£2,296.79 per annum

EPC

Current EPC Band B (Rating 85)

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.



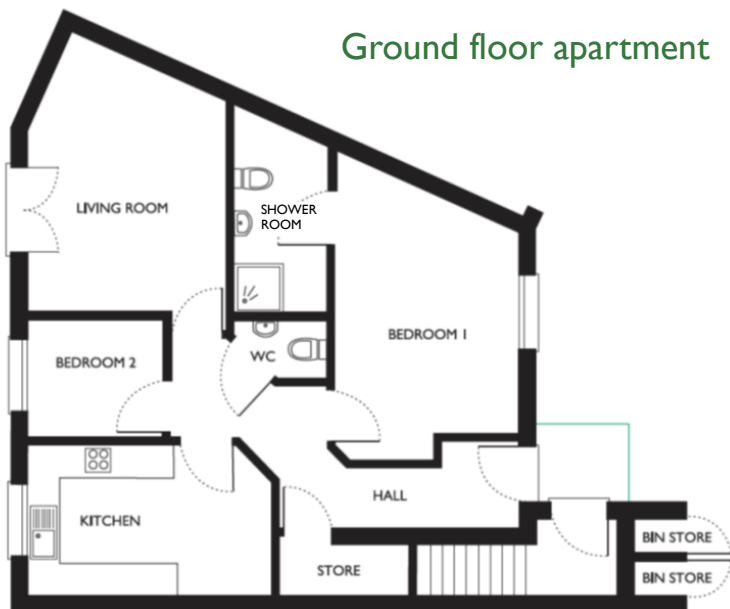
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Ground floor apartment



Living room
4.70m x 3.80m
15'5" x 12'6"

Kitchen
4.70m x 2.90m
15'5" x 9'6"

Bedroom 1
5.00m x 3.50m
16'5" x 11'6"

Bedroom 2
2.60m x 2.30m
8'6" x 7'7"

Shower room
3.60m x 1.80m
11'10" x 5'11"

TOTAL AREA: 75 SQM

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



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