



Westbury Fields

ST MONICA TRUST

**32 Jessop Crescent**

**Two bedroom apartment with private balcony**



Westbury on Trym, Bristol BS10 6TQ



St Monica Trust

**£435,000 leasehold**  
(other charges apply)



APPROVED  
OPERATOR



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ST MONICA TRUST

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View from apartment

### Specification

- South west facing, centrally located apartment on the first floor, close to the Cricketers Café
- Ground floor entrance with staircase/stairlift leading to first floor apartment
- Living room with balcony overlooking croquet lawn
- Main bedroom with ensuite shower room also opening onto landing
- Second bedroom with storage
- Modern kitchen with extractor fan, hob and eye level oven and space for fridge/freezer, washing machine and dishwasher
- New shower room
- Storage off landing
- Constructed in 2003



**Typical kitchen**



**Typical shower room**

### **Annual service charge**

£10,711 single person per annum

£14,478 couple per annum

### **Viewings**

Please call the sales team

to book on **0117 949 4004**

An annual boiler service and maintenance charge of £240

### **Council tax**

Council Tax Band C

£2,296.79 per annum

### **EPC**

Current EPC Band C (Rating 79)

Potential EPC Band B (Rating 81)

### **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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### Living room

4.00m x 3.80m

13'1" x 12'5"

### Kitchen

3.50m x 2.70m

11'5" x 8'10"

### Bedroom 1

4.00m x 3.50m

13'1" x 11'5"

### Bedroom 2

3.00m x 3.00m

9'10" x 9'10"

**TOTAL AREA: 67 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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