



Westbury Fields

ST MONICA TRUST

## 4 Cricket Lane

Two bedroom apartment with private patio



Westbury on Trym, Bristol BS10 6TY

**£259,000 leasehold**  
(other charges apply)

**Private Rental (incl. Community Fee)**

**Single: £1,831.49pcm Couple: £2,094.16pcm**



St Monica Trust



APPROVED  
OPERATOR



# 4 Cricket Lane

Westbury on Trym, Bristol BS10 6TY



## Specification

- North facing, located on the ground floor close to the facilities and restaurant in Sommerville House
- Living room opening onto patio
- Two bedrooms with storage
- Upgraded shower room with walk in shower
- Modern kitchen with extractor fan, hob and eye level oven and fridge/freezer and washing machine
- Good storage in hallway
- Constructed in 2003
- To be refurbished in 2024

*Available May/June 2024*



**Kitchen**



**Shoer room**

### **Community fees**

£9,028 single person per annum

£12,180 couple per annum

### **Viewings**

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

### **Council tax**

Council Tax Band B.

£1,913.60 per annum

### **EPC**

Current EPC Band C (Rating 78)

Potential EPC Band C (Rating 78)

#### **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.

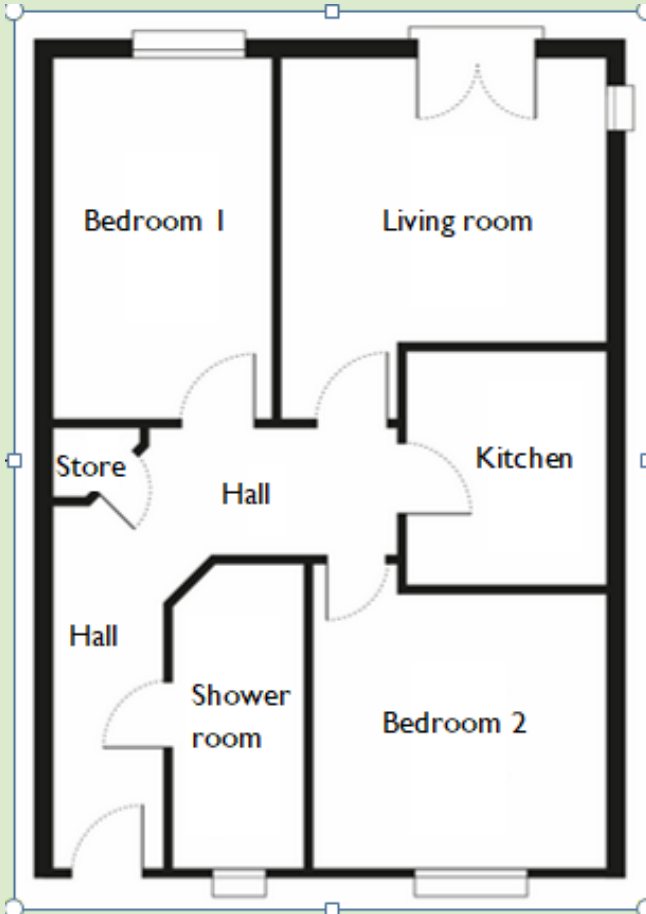


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## 4 Cricket Lane

Westbury on Trym, Bristol **BS10 6TY**



### Living room

4.23m x 3.78m

13'10" x 12'5"

### Kitchen

2.77m x 2.22m

9'1" x 7'3"

### Bedroom 1

3.39m x 3.10m

11'2" x 10'2"

### Bedroom 2

4.23m x 2.59m

13'10" x 8'6"

### Shower room

3.56m x 1.53m

11'8" x 5'0"

**TOTAL AREA: 72 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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