



Cote Lane

ST MONICA TRUST

4 Willowpool

One bedroom ground floor apartment



Cote Lane, Bristol BS9 3FD

£385,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



Cote Lane
ST MONICA TRUST

4 Willowpool

Cote Lane, Bristol BS9 3FD



Communal garden

Specification

- South facing with access to private patio
- Open plan kitchen and living room with electric hob and extractor fan
- Double aspect living room with French doors to garden
- Hall storage
- Recently refurbished
- Constructed in 2014
- Shared ownership option available
- Awaiting grant of probate



Kitchen



Living Room

Community fee

£9,492 single pa

£10,916 couple pa

Rates are for 2023/24

Council Tax Band D £2,345,24

Current EPC Band C (Rating 75)

Potential EPC Band C (Rating 75)

Viewings

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.



Cote Lane
ST MONICA TRUST

4 Willowpool

Cote Lane, Bristol BS9 3UW



Living room

6.40m x 3.60m

21'2" x 11'9"

Bedroom

5.35m x 3.60m

17'11" x 11'6"

Kitchen

2.70.m x 2.60m

8'8" x 8'5"

TOTAL AREA: 64 SQM

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



St Monica Trust APPROVED
OPERATOR

