



Westbury Fields

ST MONICA TRUST

## 46 Jessop Crescent

### Two bedroom first floor apartment



Westbury on Trym, Bristol BS10 6TQ

**£355,000 leasehold**  
(other charges apply)



St Monica Trust



APPROVED  
OPERATOR



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## Specification

- North east facing apartment, located on the first floor
- Ground floor entrance with staircase/stairlift leading to first floor apartment
- Living room with balcony and pleasant views over croquet lawn
- Main bedroom with croquet lawn views
- Second bedroom/study with storage
- Upgraded shower room
- Modern kitchen with extractor fan, hob and eye level oven and space for fridge/freezer and washing machine/dryer.
- Constructed in 2003
- To be refurbished late 2024

*Available November 2024*



**Kitchen**



**Typical shower 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 C

£2,186.95 per annum

### **EPC**

Current EPC Band C (Rating 78)

Potential EPC Band C(Rating 79)

#### **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.

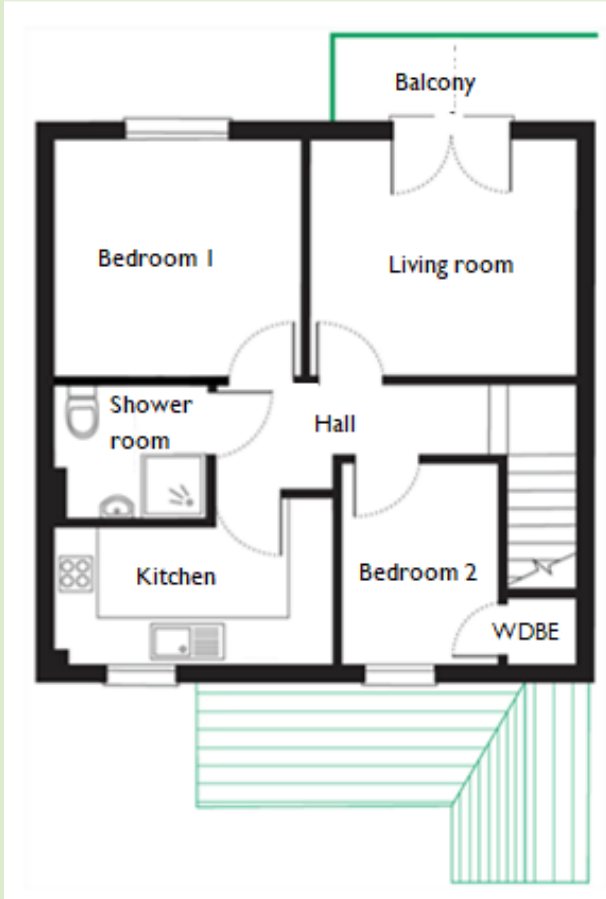


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## Living room

3.74m x 3.24m

12'3" x 10'7"

## Kitchen

3.71m x 1.90m

12'2" x 6'2"

## Bedroom 1

3.28m x 3.24m

10'9" x 10'7"

## Bedroom 2

2.77m x 2.30m

9'1" x 7'6"

## Shower room

1.97m x 1.90m

6'5" x 6'2"

**TOTAL AREA: 64 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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