



Westbury Fields

ST MONICA TRUST

5 Goddard Way

One bedroom ground floor apartment



Westbury-on-Trym, Bristol BS10 6TG

£315,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



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Living room

Specification

- Located on the ground floor close to the Cricketers Café
- East-facing living room with French doors leading onto a patio
- Bedroom with modern en-suite shower room
- Modern kitchen with extractor fan, hob and eye-level oven (space for a fridge/freezer, washing machine and slimline dishwasher)
- Hallway with built-in storage
- Separate WC
- Constructed in 2003



Kitchen



Shower room

Annual service charge

£9,344 single person per annum

£12,606 couple per annum

An annual boiler service charge
and maintenance charge of £240

Council tax

Council Tax Band B

£2,009.60 per annum

Viewings

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

EPC

Current EPC Band C (Rating 76)

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.

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
4.11m x 3.29m
13'5" x 10'9"

Kitchen
3.27m x 2.41m
10'8" x 7'11"

Bedroom
3.50m x 3.20m
11'5" x 10'6"

TOTAL AREA: 63 SQM

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



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